

# Jersey City Housing Authority

## PHA Plans

5 Year Plan for Fiscal Years 2000 - 2004  
Annual Plan for Fiscal Year 2001

**NOTE: THIS PHA PLANS TEMPLATE (HUD 50075) IS TO BE COMPLETED IN  
ACCORDANCE WITH INSTRUCTIONS LOCATED IN APPLICABLE PIH NOTICES**

## **PHA Plan Agency Identification**

**PHA Name:** Jersey City Housing Authority

**PHA Number:** NJ39P009

**JCHA Fiscal Year Beginning: (04/01/2001)**

### **Public Access to Information**

**Information regarding any activities outlined in this plan can be obtained by contacting: (select all that apply)**

- ☒ Main administrative office of the JCHA
- ☒ PHA development management offices
- ☒ PHA local offices – Section 8 Office re: Housing

### **Display Locations For PHA Plans and Supporting Documents**

The PHA Plans (including attachments) are available for public inspection at: (select all that apply)

- ☒ Main administrative office of the PHA
- ☒ PHA development management offices
- ☐ PHA local offices
- ☐ Main administrative office of the local government
- ☐ Main administrative office of the County government
- ☐ Main administrative office of the State government
- ☐ Public library
- ☐ PHA website
- ☒ Other: *Section 8 Office*

JCHA Plan Supporting Documents are available for inspection at: (select all that apply)

- ☒ Main business office of the PHA
- ☐ PHA development management offices
- ☒ Other (list below): *Section 8 Office – Housing Choice Voucher Program Administrative Plan only*

**5-YEAR PLAN**  
**JCHA FISCAL YEARS 2000 - 2004**  
[24 CFR Part 903.5]

**A. Mission**

State the PHA's mission for serving the needs of low-income, very low income, and extremely low-income families in the PHA's jurisdiction. (select one of the choices below)

- ☐ The mission of the PHA is the same as that of the Department of Housing and Urban Development: To promote adequate and affordable housing, economic opportunity and a suitable living environment free from discrimination.
- ☒ The JCHA's mission is: *to create, offer and provide qualified lower income families and senior citizens the best opportunities for affordable, sound, and attractive safe housing and communities, which significantly contribute to families achieving and sustaining economic self-sufficiency and to senior citizens and persons with disabilities sustaining independent living.*

*In achieving our Mission, the JCHA is committed to:*

*Public service which reflects the highest standards of personal integrity, professional performance, public accountability, and a "Do what is necessary to get the job done" approach to our work;*

*Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and rental assistance program participants;*

*Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners and support service providers;*

*Making substantial contributions towards creating and sustaining urban communities which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity, and*

*Doing the above in the full spirit of all civil rights and non-discrimination laws and of affirmatively furthering fair housing opportunities.*

## **B. Goals**

The goals and objectives listed below are derived from HUD's strategic Goals and Objectives and those emphasized in recent legislation. PHAs may select any of these goals and objectives as their own, or identify other goals and/or objectives. Whether selecting the HUD-suggested objectives or their own, **PHAS ARE STRONGLY ENCOURAGED TO IDENTIFY QUANTIFIABLE MEASURES OF SUCCESS IN REACHING THEIR OBJECTIVES OVER THE COURSE OF THE 5 YEARS.** (Quantifiable measures would include targets such as: numbers of families served or PHA's scores achieved.) PHAs should identify these measures in the spaces to the right of or below the stated objectives.

*The following are the JCHA's primary and supportive goals for 2000-2004. See "JCHA's Strategic Goals 2000" at the end of this section for the complete Mission and Goals statement, including Performance Objectives and Performance Measurements.*

### *PRIMARY GOALS*

1. *Revitalize Distressed "Projects" and Build New Communities*
2. *Dramatically Improve Existing Site Conditions*
3. *Promote and Enforce Resident Responsibility*
4. *Promote and Support Resident Self-Sufficiency*
5. *Improve and Expand Senior Citizen Housing Opportunities*
6. *Maximize Participant and Neighborhood Results of Rental Assistance Programs*
7. *Achieve Greater Financial Stability*
8. *Ensure Civil Rights and Fair Housing Opportunities*

### *SUPPORTIVE GOALS*

9. *Augment Staff Training and Development*
10. *Enhance and Expand Management Information Systems*
11. *Broaden and Foster Agency Communications*

**HUD Strategic Goal: Increase the availability of decent, safe, and affordable housing.**

- ☒ JCHA Goal: Expand the supply of assisted housing objectives:
- ☒ Apply for additional rental vouchers: *See Goal #1 and #6*
  - ☒ Reduce public housing vacancies: *See Goal #2*
  - ☒ Leverage private or other public funds to create additional housing opportunities: *See Goal #1*
  - ☒ Acquire or build units or developments: *See Goal #1*
  - ☒ Other (list below)  
*Act as financing mechanism, e.g. tax exempt bonds, through creation of not-for-profit corporations (e.g. Homeownership Partners Inc.).*

- ☒ JCHA Goal: Improve the quality of assisted housing objectives
- ☒ Improve public housing management: (PHAS score) *See Goal #2*
  - ☒ Improve voucher management: (SEMAP score) *See Goal #6*
  - ☒ Increase customer satisfaction: *See All Goals*
  - ☒ Concentrate on efforts to improve specific management functions: (list; e.g. check voucher unit lease-up rates, unit turn around time, apartment inspection quality and frequency, unit extermination, MASS related, cost efficiencies) *See All Goals*
  - ☒ Renovate or modernize public housing units: *See Goal #2*
  - ☒ Demolish or dispose of obsolete public housing: *See Goal #1*
  - ☒ Provide replacement public housing: *See Goal #1*
  - ☒ Provide replacement vouchers: *See Goal #1 and #6*
  - ☐ Other: (list below)
- ☒ JCHA Goal: Increase assisted housing choices
- Objectives:
- ☒ Provide voucher mobility counseling: *See Goal #6*
  - ☒ Conduct outreach efforts to potential voucher landlords: *See Goal #6*
  - ☒ Increase voucher payment standards: *See Goal #6*
  - ☒ Implement voucher homeownership program: *See Goal #1*
  - ☒ Implement public housing or other homeownership programs: *See Goal #1*
  - ☒ Implement public housing site-based waiting lists:
  - ☐ Convert public housing to vouchers:
  - ☒ Other: (list below)
- Increase rental and homeownership opportunity for persons with disabilities, especially on part of the Lafayette Village Revitalization Plan.*

### **HUD Strategic Goal: Improve community quality of life and economic vitality**

- ☒ JCHA Goal: Provide an improved living environment
- Objectives:
- ☒ Implement measures to deconcentrate poverty by bringing higher income public housing households into lower income developments: *See Goals #1, 2, 4 & 6*
  - ☐ Implement measures to promote income mixing in public housing by assuring access for lower income families into higher income developments:
  - ☒ Implement public housing security improvements: *See Goals #1 & 2*
  - ☒ Designate developments or buildings for particular resident groups (elderly, persons with disabilities) *See Goal 5*
  - ☒ Other: (list below)

*Develop new mixed-income communities through HOPE VI Revitalization Projects (Curries Woods, Dwight Street Homes, Lafayette Village, Lafayette Gardens and A. Harry Moore Apts.).*

**HUD Strategic Goal: Promote self-sufficiency and asset development of families and individuals**

☒ JCHA Goal: Promote self-sufficiency and asset development of assisted households

Objectives:

- ☒ Increase the number and percentage of employed persons in assisted families: *See Goal 4*
- ☒ Provide or attract supportive services to improve assistance recipients' employability: *See Goal 4*
- ☒ Provide or attract supportive services to increase independence for the elderly or families with disabilities. *See Goal 5*
- ☐ Other: (list below)

**HUD Strategic Goal: Ensure Equal Opportunity in Housing for all Americans**

☒ JCHA Goal: Ensure equal opportunity and affirmatively further fair housing

Objectives: *See Goal 8*

- ☒ Undertake affirmative measures to ensure access to assisted housing regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to provide a suitable living environment for families living in assisted housing, regardless of race, color, religion national origin, sex, familial status, and disability:
- ☒ Undertake affirmative measures to ensure accessible housing to persons with all varieties of disabilities regardless of unit size required:
- ☒ Other: (list below)

**Other JCHA Goals and Objectives: (list below)**

*JCHA Goals are listed on Page One.*

**Annual JCHA Plan**  
**JCHA Fiscal Year 2000**  
[24 CFR Part 903.7]

**i. Annual Plan Type:**

Select which type of Annual Plan the JCHA will submit.

☒ **Standard Plan**

**Streamlined Plan:**

- ☐ **High Performing JCHA**
- ☐ **Small Agency (<250 Public Housing Units)**
- ☐ **Administering Section 8 Only**

☐ **Troubled Agency Plan**

**ii. Executive Summary of the Annual JCHA Plan**

[24 CFR Part 903.7 9 (r)]

Provide a brief overview of the information in the Annual Plan, including highlights of major initiatives and discretionary policies the JCHA has included in the Annual Plan.

The following document represents the Jersey City Housing Authority's Five Year Strategic and (second year) Annual Plan developed in accordance with the requirements of the Quality Housing and Work Responsibility Act of 1998 (QHWR), attendant rules, regulations and mandated "template" of the U.S. Department of Housing and Urban Development (HUD). The Plan was further developed in cooperation with the JCHA Resident Advisory Board (RAB) and City of Jersey City and is coordinated with, and an integral component of the City of Jersey City's Consolidated Plan.

In accordance with HUD regulations, the Plan was made available to the public and for public comment on October 23, 2000. It was introduced for formal consideration at a Public Hearing conducted by the JCHA Board of Commissioners, inclusive of due consideration of all public comments received on December 6, 2000; and was formally adopted for submission to HUD, inclusive of additional public comment consideration, on January 3, 2001.

### **iii. Annual Plan Table of Contents**

[24 CFR Part 903.7 9 (r)]

Provide a table of contents for the Annual Plan including attachments, and a list of supporting documents available for public inspection

#### **Table of Contents**

	<u>Page #</u>
<b>Annual Plan</b>	
i. Executive Summary	
ii. Table of Contents	
1. Housing Needs	6
2. Financial Resources	15
3. Policies on Eligibility, Selection and Admissions	16
4. Rent Determination Policies	27
5. Operations and Management Policies	33
6. Grievance Procedures	35
7. Capital Improvement Needs	36
8. Demolition and Disposition	40
9. Designation of Housing	41
10. Conversions of Public Housing	46
11. Homeownership	48
12. Community Service Programs	52
13. Crime and Safety	56
14. Pets (Inactive for January 1 PHAs)	59
15. Civil Rights Certifications (included with PHA Plan Certifications)	60
16. Audit	61
17. Asset Management	62
18. Other Information	63

#### **Attachments**

Indicate which attachments are provided by selecting all that apply. Provide the attachment's name (A, B, etc.) in the space to the left of the name of the attachment. Note: If the attachment is provided as a **SEPARATE** file submission from the JCHA Plans file, provide the file name in parentheses in the space to the right of the title.

#### **Required Attachments:**

- ☒ NJ009a01 - Admissions Policy for Deconcentration
- ☒ FY 2001 Capital Fund Program Annual Statement(*included in template*)
- ☐ Most recent board-approved operating budget (Required Attachment for PHAs that are troubled or at risk of being designated troubled ONLY)
- ☒ NJ009b01 – Section 8 Homeownership Capacity Statement
- ☒ NJ009c01 – Implementation of Public Housing Resident Community Service Requirements
- ☒ NJ009d01 - Pet Policy



- ☒ NJ009e01 - RASS Response
- ☒ NJ009f01 - Resident Membership of PHA Governing Board
- ☒ NJ009g01 – Membership of the Resident Advisory Board/s
- ☒ NJ009h01 - Progress in Meeting the 5-Year Plan Mission and Goals

Optional Attachments:

- ☒ NJ009i01 - JCHA Management Organizational Chart
- ☒ NJ009j01 - FY 2001 Capital Fund Program 5 Year Action Plan
- ☒ NJ009k01 - Public Housing Drug Elimination Program (PHDEP) Plan
- ☒ NJ009l01 - Comments of Resident Advisory Board or Boards (must be attached if not included in JCHA Plan text)
- ☒ Other (List below, providing each attachment name)

NJ009m01 – Background and Introduction

NJ009n01 – Strategic Goals

### Supporting Documents Available for Review

Indicate which documents are available for public review by placing a mark in the “Applicable & On Display” column in the appropriate rows. All listed documents must be on display if applicable to the program activities conducted by the JCHA.

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
X	JCHA Plan Certifications of Compliance with the JCHA Plans and Related Regulations	5 Year and Annual Plans
X	State/Local Government Certification of Consistency with the Consolidated Plan	5 Year and Annual Plans
X	Fair Housing Documentation: Records reflecting that the JCHA has examined its programs or proposed programs, identified any impediments to fair housing choice in those programs, addressed or is addressing those impediments in a reasonable fashion in view of the resources available, and worked or is working with local jurisdictions to implement any of the jurisdictions' initiatives to affirmatively further fair housing that require the JCHA's involvement.	5 Year and Annual Plans
X	Consolidated Plan for the jurisdiction/s in which the JCHA is located (which includes the Analysis of Impediments to Fair Housing Choice (AI)) and any additional backup data to support statement of housing needs in the jurisdiction	Annual Plan: Housing Needs
X	Most recent board-approved operating budget for the public housing program	Annual Plan: Financial Resources;
X	Public Housing Admissions and (Continued) Occupancy Policy (A&O), which includes the Tenant Selection and Assignment Plan [TSAP]	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Section 8 Administrative Plan	Annual Plan: Eligibility,

List of Supporting Documents Available for Review		
Applicable & On Display	Supporting Document	Applicable Plan Component
		Selection, and Admissions Policies
X	Public Housing Deconcentration and Income Mixing Documentation: 1. JCHA board certifications of compliance with deconcentration requirements (section 16(a) of the US Housing Act of 1937, as implemented in the 2/18/99 <i>Quality Housing and Work Responsibility Act Initial Guidance; Notice</i> and any further HUD guidance) and 2. Documentation of the required deconcentration and income mixing analysis	Annual Plan: Eligibility, Selection, and Admissions Policies
X	Public housing rent determination policies, including the methodology for setting public housing flat rents <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Schedule of flat rents offered at each public housing development <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Rent Determination
X	Section 8 rent determination (payment standard) policies <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Rent Determination
X	Public housing management and maintenance policy documents, including policies for the prevention or eradication of pest infestation (including cockroach infestation)	Annual Plan: Operations and Maintenance
X	Public housing grievance procedures <input checked="" type="checkbox"/> check here if included in the public housing A & O Policy	Annual Plan: Grievance Procedures
X	Section 8 informal review and hearing procedures <input checked="" type="checkbox"/> check here if included in Section 8 Administrative Plan	Annual Plan: Grievance Procedures
X	The HUD-approved Capital Fund/Comprehensive Grant Program Annual Statement (HUD 52837) for the active grant year	Annual Plan: Capital Needs
NA	Most recent CIAP Budget/Progress Report (HUD 52825) for any active CIAP grant	Annual Plan: Capital Needs
X	Most recent, approved 5 Year Action Plan for the Capital Fund/Comprehensive Grant Program, if not included as an attachment (provided at JCHA option)	Annual Plan: Capital Needs
X	Approved HOPE VI applications or, if more recent, approved or submitted HOPE VI Revitalization Plans or any other approved proposal for development of public housing	Annual Plan: Capital Needs
X	Approved or submitted applications for demolition and/or disposition of public housing	Annual Plan: Demolition and Disposition

<b>List of Supporting Documents Available for Review</b>		
<b>Applicable &amp; On Display</b>	<b>Supporting Document</b>	<b>Applicable Plan Component</b>
Scheduled for 4/1/01	Approved or submitted applications for designation of public housing (Designated Housing Plans)	Annual Plan: Designation of Public Housing
NA	Approved or submitted assessments of reasonable revitalization of public housing and approved or submitted conversion plans prepared pursuant to section 202 of the 1996 HUD Appropriations Act	Annual Plan: Conversion of Public Housing
X	Approved or submitted public housing homeownership programs/plans	Annual Plan: Homeownership
X	Policies governing any Section 8 Homeownership program <input checked="" type="checkbox"/> check here if included in the Section 8 Administrative Plan	Annual Plan: Homeownership
NA	Any cooperative agreement between the JCHA and the TANF agency	Annual Plan: Community Service & Self-Sufficiency
X	FSS Action Plan/s for public housing and/or Section 8 Included in the Section 8 Administrative Plan	Annual Plan:
NA	Most recent self-sufficiency (ED/SS, TOP or ROSS or other resident services grant) grant program reports	
X	The most recent Public Housing Drug Elimination Program (PHDEP) semi-annual performance report for any open grant and most recently submitted PHDEP application (PHDEP Plan)	Annual Plan: Safety and Crime Prevention
X	The most recent fiscal year audit of the JCHA conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h)), the results of that audit and the JCHA's response to any findings	Annual Plan: Annual Audit
NA	Troubled JCHAs: MOA/Recovery Plan	Troubled JCHAs
X	Other supporting documents (optional) (list individually; use as many lines as necessary) See Table of Contents	(specify as needed)

## **1. Statement of Housing Needs**

[24 CFR Part 903.7 9 (a)]

### **A. Housing Needs of Families in the Jurisdiction/s Served by the JCHA**

Based upon the information contained in the Consolidated Plan/s applicable to the jurisdiction, and/or other data available to the JCHA, provide a statement of the housing needs in the jurisdiction by completing the following table. In the "Overall" Needs column, provide the estimated number of renter families that have housing needs. For the remaining characteristics, rate the impact of that factor on the housing needs for each family type, from 1 to 5, with 1 being "no impact" and 5 being "severe impact." Use N/A to indicate that no information is available upon which the JCHA can make this assessment.

<b>Housing Needs of Families in the Jurisdiction by Family Type</b>							
Family Type	Overall	Afford- ability	Supply	Quality	Access- ibility	Size	Loca- tion
Income <= 30% of AMI	18,978	5	5	5	5	5	3
Income >30% but <=50% of AMI	10,393	5	5	5	5	5	3
Income >50% but <80% of AMI	15,815	5	5	5	5	5	4
Elderly	4,998	5	4	4	5	2	5
Families with Disabilities	2,418	5	5	5	5	3	5
Race/Ethnicity (WHT)	16,538	5	5	5	5	5	4
Race/Ethnicity (BLK)	12,516	5	5	5	5	5	4
Race/Ethnicity (HISP)	10,935	5	5	5	5	5	4
Race/Ethnicity (OTH)	5,197	5	5	5	5	5	4

What sources of information did the JCHA use to conduct this analysis? (Check all that apply; all materials must be made available for public inspection.)

- ☒ Consolidated Plan of the Jurisdiction/s  
Indicate year: *1996 - 2001*
- ☐ U.S. Census data: the Comprehensive Housing Affordability Strategy  
("CHAS") dataset
- ☐ American Housing Survey data  
Indicate year:
- ☐ Other housing market study  
Indicate year:
- ☒ Other sources: (list and indicate year of information)  
*U.S. Census Data 1990*

*See Attachment 1A for a summary of the City's Consolidated Plan and see Attachment Binder 1B for the complete "City of Jersey City Consolidated Plan, 1996- 2001".*

## B. Housing Needs of Families on the Public Housing and Section 8 Tenant- Based Assistance Waiting Lists

State the housing needs of the families on the JCHA's waiting list/s **Complete one table for each type of JCHA-wide waiting list administered by the JCHA.** JCHAs may provide separate tables for site-based or sub-jurisdictional public housing waiting lists at their option.

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input type="checkbox"/> Section 8 tenant-based assistance			
<input checked="" type="checkbox"/> Public Housing			
<input type="checkbox"/> Combined Section 8 and Public Housing			
<input type="checkbox"/> Public Housing Site-Based or sub-jurisdictional waiting list (optional)			
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4692		
Extremely low income <=30% AMI	3519	75%	
Very low income (>30% but <=50% AMI)	798	17%	
Low income (>50% but <80% AMI)	375	8%	
Families with children	2409	51%	
Elderly families	564	12%	
Families with Disabilities	510	11%	
Race/ethnicity (WHT)	318	7%	
Race/ethnicity (BLK)	2888	62%	
Race/ethnicity (HISP)	1413	30%	
Race/ethnicity (OTH)	73	1%	

Housing Needs of Families on the Waiting List			
Characteristics by Bedroom Size (Public Housing Only)			
1BR	1057	22.5%	
2 BR	1656	35.3%	
3 BR	1603	34.2%	
4 BR	318	6.8%	
5 BR	52	1.1%	
5+ BR	6	.1%	
<p>Is the waiting list closed (select one)? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>If yes:</p> <p>How long has it been closed (# of months)?</p> <p>Does the JCHA expect to reopen the list in the JCHA Plan year? <input type="checkbox"/> No <input type="checkbox"/> Yes</p> <p>Does the JCHA permit specific categories of families onto the waiting list, even if generally closed? <input type="checkbox"/> No <input type="checkbox"/> Yes</p>			

Housing Needs of Families on the Waiting List			
Waiting list type: (select one)			
<input checked="" type="checkbox"/>	Section 8 tenant-based assistance		
<input type="checkbox"/>	Public Housing		
<input type="checkbox"/>	Combined Section 8 and Public Housing		
<input type="checkbox"/>	Public Housing Site-Based or sub-jurisdictional waiting list (optional)		
If used, identify which development/subjurisdiction:			
	# of families	% of total families	Annual Turnover
Waiting list total	4244		200
Extremely low income <=30% AMI	3651	86%	
Very low income (>30% but <=50% AMI)	478	11%	
Low income (>50% but <80% AMI)	102	2%	
Families with children	581	14%	
Elderly families	369	4.16%	
Families with Disabilities	748	18%	
White/Hispanic	444	10.46%	
White/Non-Hispanic	675	15.90%	
Black/Hispanic	131	3.08%	
Black/Non-Hispanic	1139	26.83%	
American Indian – Native Alaskan/Hispanic	0	0.00%	
American Indian – Native Alaskan/Non-Hispanic	0	0.00%	
Asian – Pacific Islander/Hispanic	50	1.78%	
Asian – Pacific Islander/Non-Hispanic	115	2.70%	

### Housing Needs of Families on the Waiting List

Is the waiting list closed (select one)? ☐ No ☒ Yes

If yes:

How long has it been closed (# of months)? *Oct. 1, '95 - 5 years*

Does the JCHA expect to reopen the list in the JCHA Plan year? ☐ No ☒ Yes

Does the JCHA permit specific categories of families onto the waiting list, even if generally closed? ☐ No ☒ Yes



### **C. Strategy for Addressing Needs**

Provide a brief description of the JCHA's strategy for addressing the housing needs of families in the jurisdiction and on the waiting list **IN THE UPCOMING YEAR**, and the Agency's reasons for choosing this strategy.

#### **(1) Strategies**

**Need: Shortage of affordable housing for all eligible populations**

#### **Strategy 1. Maximize the number of affordable units available to the JCHA within its current resources by:**

Select all that apply

- ☒ Employ effective maintenance and management policies to minimize the number of public housing units off-line
- ☒ Reduce turnover time for vacated public housing units
- ☒ Reduce time to renovate public housing units
- ☒ Seek replacement of public housing units lost to the inventory through mixed finance development
- ☒ Seek replacement of public housing units lost to the inventory through section 8 replacement housing resources
- ☒ Maintain or increase section 8 lease-up rates by establishing payment standards that will enable families to rent throughout the jurisdiction
- ☒ Undertake measures to ensure access to affordable housing among families assisted by the JCHA, regardless of unit size required
- ☒ Maintain or increase section 8 lease-up rates by marketing the program to owners, particularly those outside of areas of minority and poverty concentration
- ☒ Maintain or increase section 8 lease-up rates by effectively screening Section 8 applicants to increase owner acceptance of program
- ☒ Participate in the Consolidated Plan development process to ensure coordination with broader community strategies
- ☐ Other (list below)

#### **Strategy 2: Increase the number of affordable housing units by:**

Select all that apply

- ☒ Apply for additional section 8 units should they become available
- ☒ Leverage affordable housing resources in the community through the creation of mixed - finance housing
- ☒ Pursue housing resources other than public housing or Section 8 tenant-based assistance.
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 30% of median**

**Strategy 1: Target available assistance to families at or below 30 % of AMI**

Select all that apply

- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in public housing
- ☐ Exceed HUD federal targeting requirements for families at or below 30% of AMI in tenant-based section 8 assistance
- ☐ Employ admissions preferences aimed at families with economic hardships
- ☒ Adopt rent policies to support and encourage work– *Public Housing only*
- ☐ Other: (list below)

**Need: Specific Family Types: Families at or below 50% of median**

**Strategy 1: Target available assistance to families at or below 50% of AMI**

Select all that apply

- ☒ Employ admissions preferences aimed at families who are working
- ☒ Adopt rent policies to support and encourage work - *Public Housing only*
- ☐ Other: (list below)

**Need: Specific Family Types: The Elderly**

**Strategy 1: Target available assistance to the elderly:**

Select all that apply

- ☒ Seek designation of public housing for the elderly
- ☒ Apply for special-purpose vouchers targeted to the elderly, should they become available
- ☒ Other: (list below)

**Need: Specific Family Types: Families with Disabilities**

**Strategy 1: Target available assistance to Families with Disabilities:**

Select all that apply

- ☐ Seek designation of public housing for families with disabilities
- ☒ Carry out the modifications needed in public housing based on the section 504 Needs Assessment for Public Housing
- ☒ Apply for special-purpose vouchers targeted to families with disabilities, should they become available
- ☐ Affirmatively market to local non-profit agencies that assist families with disabilities
- ☐ Other: (list below)

Ensure feasible accessibility, modifications, adaptability and visitability in upcoming HOPE VI on-going programs, new plans (e.g. Lafayette Gardens) and projected programs.

**Need: Specific Family Types: Races or ethnicities with disproportionate housing needs**

**Strategy 1: Increase awareness of JCHA resources among families of races and ethnicities with disproportionate needs:**

Select if applicable

- ☒ Affirmatively market to races/ethnicities shown to have disproportionate housing needs
- ☐ Other: (list below)

Host community events to celebrate and approach diversity.

**Strategy 2: Conduct activities to affirmatively further fair housing**

Select all that apply

- ☒ Counsel section 8 tenants as to location of units outside of areas of poverty or minority concentration and assist them to locate those units
- ☒ Market the section 8 program to owners outside of areas of poverty /minority concentrations
- ☒ Other: (list below)

**Other Housing Needs & Strategies: (list needs and strategies below)**

**(2) Reasons for Selecting Strategies**

Of the factors listed below, select all that influenced the JCHA's selection of the strategies it will pursue:

- ☒ Funding constraints
- ☒ Staffing constraints
- ☒ Limited availability of sites for assisted housing
- ☒ Extent to which particular housing needs are met by other organizations in the community
- ☒ Evidence of housing needs as demonstrated in the Consolidated Plan and other information available to the JCHA
- ☒ Influence of the housing market on JCHA programs
- ☒ Community priorities regarding housing assistance
- ☒ Results of consultation with local or state government
- ☒ Results of consultation with residents and the Resident Advisory Board
- ☒ Results of consultation with advocacy groups
- ☒ Other: (list below)  
*All JCHA Strategic Goals*

## **2. Statement of Financial Resources**

[24 CFR Part 903.7 9 (b)]

List the financial resources that are anticipated to be available to the JCHA for the support of Federal public housing and tenant-based Section 8 assistance programs administered by the JCHA during the Plan year. Note: the table assumes that Federal public housing or tenant based Section 8 assistance grant funds are expended on eligible purposes; therefore, uses of these funds need not be stated. For other funds, indicate the use for those funds as one of the following categories: public housing operations, public housing capital improvements, public housing safety/security, public housing supportive services, Section 8 tenant-based assistance, Section 8 supportive services or other.

<b>Financial Resources: Planned Sources and Uses</b>		
<b>Sources</b>	<b>Planned \$</b>	<b>Planned Uses</b>
<b>1. Federal Grants (FY 2000 grants)</b>		
a) Public Housing Operating Fund	\$24.5 M.	
b) Public Housing Capital Fund/RHP	\$8.7 M.	
c) HOPE VI Revitalization	<i>See below</i>	
d) HOPE VI Demolition	\$1.8M	
e) Annual Contributions for Section 8 Tenant-Based Assistance	\$17.8M.	
f) Public Housing Drug Elimination Program (including any Technical Assistance funds)	\$801,822	
g) Resident Opportunity and Self-Sufficiency Grants	<i>In HOPE VI \$</i>	
h) Community Devel. Block Grant	\$80,000	After School Programs
<b>2. Prior Year Federal Grants (unobligated funds only) (list below)</b>		
HOPE VI	\$12,329,000	HOPE VI Program
CGP	\$2,514,000	See CFP 5 Year Plan
<b>3. Public Housing Dwelling Unit Rental Income</b>	\$9,219,000	Operating Expenses
Non-Dwell	\$24,000	Operating Expenses
<b>4. Other federal income (list below)</b>		
Interest	\$269,000	Operating Expenses
Other	\$99,000	Operating Expenses
<b>5. Non-federal sources (list below)</b>		
DSH Proceeds	\$140,000	Development of Additional homeownership units

*Note #1: The JCHA reserves the right to shift up to 20% of its capital funds to the operating budget.*

*Note #2: The JCHA intends to utilize the new QHWR-permitted "borrowing" of future Capital Fund monies to pay for capital improvements by using current Public housing operating reserve money for the purpose of completing large work items in one year instead of phasing the work over a period of two to three years.*

*See Attachment 2: JCHA's Operating, Section 8, CGP, HOPE VI and PHDEP budgets.*

## **3. JCHA Policies Governing Eligibility, Selection, and Admissions**

## A. Public Housing

Exemptions: PHAs that do not administer public housing are not required to complete subcomponent 3A.

*See Attachment 3A: Summary of JCHA's Applicant Selection and Assignment Policy, Attachment 3B: JCHA's Deconcentration and Preferences Policy, Attachment Binder 3C for the JCHA's Complete "Application Selection & Assignment Policy", and Lafayette Village Management Plan, and Attachment 3D: Transfer Policy.*

### (1) Eligibility

a. When does the JCHA verify eligibility for admission to public housing? (select all that apply)

- ☒ When families are within a certain number of being offered a unit: (100)
- ☒ When families are within a certain time of being offered a unit: (39 months)
- ☐ Other: (describe)

b. Which non-income (screening) factors does the JCHA use to establish eligibility for admission to public housing (select all that apply)?

- ☒ Criminal or Drug-related activity
- ☒ Rental history
- ☒ Housekeeping
- ☐ Other (describe)

c. ☒ Yes ☐ No: Does the JCHA request criminal records from local law enforcement agencies for screening purposes?

d. ☒ Yes ☐ No: Does the JCHA request criminal records from State law enforcement agencies for screening purposes?

e. ☐ Yes ☒ No: Does the JCHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC authorized source)

## **(2)Waiting List Organization**

a. Which methods does the JCHA plan to use to organize its public housing waiting list (select all that apply)

- ☐ Community-wide list
- ☐ Sub-jurisdictional lists
- ☒ Site-based waiting lists
- ☐ Other (describe)

b. Where may interested persons apply for admission to public housing?

- ☒ JCHA main administrative office
- ☒ JCHA development site management offices
- ☒ Other (list below)  
Lafayette Village Management office for Lafayette Village only.

c. If the JCHA plans to operate one or more site-based waiting lists in the coming year, answer each of the following questions; if not, skip to subsection(3)

### **Assignment**

1. How many site-based waiting lists will the JCHA operate in the coming year? **10**  
**- Lafayette Gardens (part of year only; waiting list may be closed to accomodate relocation in conjunction with revitalization activities), Marion Gardens, Booker T. Washington and Annex, Hudson Gardens, Holland Gardens, Montgomery Gardens, Berry Gardens/Danforth, Erie Street, Dwight Street Homes, Lafayette Village**

2.

2. ☒ Yes ☐ No: Are any or all of the JCHA's site-based waiting lists new for the upcoming year (that is, they are not part of a previously HUD-approved site based waiting list plan)?  
If yes, how many lists? **10**

3. ☒ Yes ☐ No: May families be on more than one list simultaneously  
If yes, how many lists? **10**

4. Where can interested persons obtain more information about and sign up to be on the site-based waiting lists (select all that apply)?

- ☒ JCHA main administrative office
- ☒ All JCHA development management offices
- ☒ Management offices at developments with site-based waiting lists
- ☒ At the development to which they would like to apply
- ☐ Other (list below)

### **(3) Assignment**

a. How many vacant unit choices are applicants ordinarily given before they fall to the bottom of or are removed from the waiting list? (select one)

- ☒ One  
☐ Two  
☐ Three or More

b. ☒ Yes ☐ No: Is this policy consistent across all waiting list types?

c. If answer to b is no, list variations for any other than the primary public housing waiting list/s for the JCHA:

### **(4) Admissions Preferences**

a. Income targeting:

- ☐ Yes ☒ No: Does the JCHA plan to exceed the federal targeting requirements by targeting more than 40% of all new admissions to public housing to families at or below 30% of median area income?

b. Transfer policies: \*

In what circumstances will transfers take precedence over new admissions? (list below) \*

- ☒ Emergencies  
☐ Overhoused (limited)  
☐ Underhoused (limited)  
☐ Medical justification (limited)  
☐ Administrative reasons determined by the JCHA (e.g., to permit modernization work) (limited)  
☐ Resident choice: (state circumstances below)  
☒ Other: (list below)  
To accommodate families with persons with disabilities requiring an accessible unit.

\* Alternating, not procedure, except for emergency and HOPE VI related assignments. (The JCHA's policy is to "alternate" between Applicant Selection and "Transfer" Waiting List.)

c. Preferences

1. ☒ Yes ☐ No: Has the JCHA established preferences for admission to public housing (other than date and time of application)? (If "no" is selected, skip to subsection **(5) Occupancy**)



2. Which of the following admission preferences does the JCHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences:

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence
- ☒ Substandard housing
- ☒ Homelessness
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences: (select below)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in the jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☒ Households that contribute to meeting income goals (broad range of incomes)
- ☒ Households that contribute to meeting income requirements (targeting)
- ☒ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)

JCHA residents for DSH Phase I Homeownership Program.

3. If the JCHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

- <sup>1</sup> ☐ Date and Time

Former Federal preferences:

- <sup>2</sup> ☐ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- <sup>2</sup> ☐ Victims of domestic violence
- <sup>2</sup> ☐ Substandard housing
- <sup>2</sup> ☐ Homelessness
- <sup>2</sup> ☐ High rent burden

Other preferences (select all that apply)

- ☐ Working families and those unable to work because of age or disability
- ☐ Veterans and veterans' families
- ☐ Residents who live and/or work in the jurisdiction
- ☐ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Relationship of preferences to income targeting requirements:

- ☐ The JCHA applies preferences within income tiers
- ☒ Not applicable: the pool of applicant families ensures that the JCHA will meet income targeting requirements

#### **(5) Occupancy**

a. What reference materials can applicants and residents use to obtain information about the rules of occupancy of public housing (select all that apply)

- ☒ The JCHA-resident lease
- ☒ The JCHA's Admissions and (Continued) Occupancy policy
- ☒ JCHA briefing seminars or written materials
- ☐ Other source (list)

b. How often must residents notify the JCHA of changes in family composition? (select all that apply)

- ☒ At an annual reexamination and lease renewal
- ☒ Any time family composition changes
- ☒ At family request for revision
- ☐ Other (list)

**(6) Deconcentration and Income Mixing**

- a. ☐ Yes ☒ No: Did the JCHA's analysis of its family (general occupancy) developments to determine concentrations of poverty indicate the need for measures to promote deconcentration of poverty or income mixing?

With the exception of HOPE VI homeownership at Dwight Street Homes, Holland Gardens is the only public housing development that is not within the 15% variance off of the JCHA-wide average income (and only by 1-2%). Upon the issuance of HUD's Final Rule on "Deconcentration", the JCHA will respond with more detail to this issue.

- b. ☐ Yes ☒ No: Did the JCHA adopt any changes to its **admissions policies** based on the results of the required analysis of the need to promote deconcentration of poverty or to assure income mixing?

- c. If the answer to b was yes, what changes were adopted? (select all that apply)

- ☐ Adoption of site based waiting lists  
If selected, list targeted developments below:  
All Developments - Lafayette Gardens, Marion Gardens, Booker T. Washington Apts., Hudson Gardens, Holland Gardens, Montgomery Gardens, Dwight Street Homes, and Lafayette Village.
- ☐ Employing waiting list "skipping" to achieve deconcentration of poverty or income mixing goals at targeted developments  
If selected, list targeted developments below:  
All Developments
- ☐ Employing new admission preferences at targeted developments  
If selected, list targeted developments below:  
All Developments
- ☐ Other (list policies and developments targeted below)

- d. ☐ Yes ☒ No: Did the JCHA adopt any changes to **other** policies based on the results of the required analysis of the need for deconcentration of poverty and income mixing?

- e. If the answer to d was yes, how would you describe these changes? (select all that apply)

Note: The JCHA takes all of the following actions, but not in direct response to the results of the deconcentration analysis.

- ☐ Additional affirmative marketing
- ☐ Actions to improve the marketability of certain developments
- ☐ Adoption or adjustment of ceiling rents for certain developments (ALL Developments)
- ☐ Adoption of rent incentives to encourage deconcentration of poverty and income-mixing
- ☐ Other (list below):  
Self-Sufficiency Programs and Initiatives

- f. Based on the results of the required analysis, in which developments will the JCHA make special efforts to attract or retain higher-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below: All developments, except Senior Citizen Sites, and especially Holland Gardens which was originally below 85% of income averages.

- g. Based on the results of the required analysis, in which developments will the JCHA make special efforts to assure access for lower-income families? (select all that apply)

- ☐ Not applicable: results of analysis did not indicate a need for such efforts
- ☐ List (any applicable) developments below:

## B. Section 8

Exemptions: PHAs that do not administer section 8 are not required to complete subcomponent 3B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

*See Attachment Binder 3C: Housing Choice Voucher Program Administrative Plan for procedures regarding Eligibility, Selection & Assignment.*

### **(1) Eligibility**

- a. What is the extent of screening conducted by the JCHA? (select all that apply)
- ☐ Criminal or drug-related activity only to the extent required by law or regulation
- ☒ Criminal and drug-related activity, more extensively than required by law or regulation
- ☒ More general screening than criminal and drug-related activity (list factors below)
- ☒ Other (list below)  
*Cross checks with other assisted housing programs for tenancy violations or double subsidies, credit reports check for rent delinquency and home visits for HOPE VI-related relocation.*
- b. ☒ Yes ☐ No: Does the JCHA request criminal records from local law enforcement agencies for screening purposes?
- c. ☒ Yes ☐ No: Does the JCHA request criminal records from State law enforcement agencies for screening purposes?
- d. ☐ Yes ☒ No: Does the JCHA access FBI criminal records from the FBI for screening purposes? (either directly or through an NCIC-authorized source)
- e. Indicate what kinds of information you share with prospective landlords? (select all that apply)
- ☒ Criminal or drug-related activity (*if available and requested*)
- ☐ Other (describe below)

### **(2) Waiting List Organization**

- a. With which of the following program waiting lists is the section 8 tenant-based assistance waiting list merged? (select all that apply)
- ☐ None
- ☐ Federal public housing

- ☒ Federal moderate rehabilitation (SRDs fir YMCA)
- ☐ Federal project-based certificate program
- ☐ Other federal or local program (list below)

b. Where may interested persons apply for admission to section 8 tenantbased assistance? (select all that apply)

- ☐ JCHA main administrative office
- ☒ Other (list below) Section 8 Program office

### **(3) Search Time**

a. ☒ Yes ☐ No: Does the JCHA give extensions on standard 60-day period to search for a unit?

If yes, state circumstances below:

1. *When reasonable "best efforts" are not successful*
2. *"Special Needs" and large family households.*
3. *Found apartment didn't meet Housing Quality Standards and Payment Standard limitations.*

### **(4) Admissions Preferences**

a. Income targeting

☐ Yes ☒ No: Does the JCHA plan to exceed the federal targeting requirements by targeting more than 75% of all new admissions to the section 8 program to families at or below 30% of median area income?

b. Preferences

1. ☒ Yes ☐ No: Has the JCHA established preferences for admission to section 8 tenant-based assistance? (other than date and time of application) (if no, skip to subcomponent **(5) Special purpose section 8 assistance programs**)
2. Which of the following admission preferences does the JCHA plan to employ in the coming year? (select all that apply from either former Federal preferences or other preferences)

Former Federal preferences

- ☒ Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition)
- ☒ Victims of domestic violence (*witnesses*)
- ☒ Substandard housing
- ☒ Homelessness (*SRO – only*)
- ☒ High rent burden (rent is > 50 percent of income)

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☐ Victims of reprisals or hate crimes
- ☒ Other preference(s) (list below)  
*Graduates of HUD-approved transitional housing programs and offsite voluntary relocation in connection with HOPE VI activities.*

3. If the JCHA will employ admissions preferences, please prioritize by placing a "1" in the space that represents your first priority, a "2" in the box representing your second priority, and so on. If you give equal weight to one or more of these choices (either through an absolute hierarchy or through a point system), place the same number next to each. That means you can use "1" more than once, "2" more than once, etc.

*See Housing Choice Voucher Program Administrative Plan for the complete list of current local priorities.*

#### 6. Date and Time

Former Federal preferences

- |   |   |
|---|---|
| 1. Voluntary Relocation in connection with HOPE VI Programs   | 4. Working families with housing needs.     |
| 2. Involuntary Displacement (Disaster, Government Action, Action of Housing Owner, Inaccessibility, Property Disposition) | 5. Non-working families with housing needs. |
| 3. Victims of domestic violence   |   |

Other preferences (select all that apply)

- ☒ Working families and those unable to work because of age or disability
- ☒ Veterans and veterans' families
- ☒ Residents who live and/or work in your jurisdiction
- ☒ Those enrolled currently in educational, training, or upward mobility programs
- ☐ Households that contribute to meeting income goals (broad range of incomes)
- ☐ Households that contribute to meeting income requirements (targeting)
- ☐ Those previously enrolled in educational, training, or upward mobility programs
- ☒ Victims of reprisals or hate crimes
- ☐ Other preference(s) (list below)

4. Among applicants on the waiting list with equal preference status, how are applicants selected? (select one)

- ☒ Date and time of application  
☐ Drawing (lottery) or other random choice technique

5. If the JCHA plans to employ preferences for “residents who live and/or work in the jurisdiction” (select one)

- ☒ This preference has previously been reviewed and approved by HUD  
☐ The JCHA requests approval for this preference through this JCHA Plan

6. Relationship of preferences to income targeting requirements: (select one)

- ☐ The JCHA applies preferences within income tiers  
☒ Not applicable: the pool of applicant families ensures that the JCHA will meet income targeting requirements

**(5) Special Purpose Section 8 Assistance Programs**

a. In which documents or other reference materials are the policies governing eligibility, selection, and admissions to any special-purpose section 8 program administered by the JCHA contained? (select all that apply)

- ☒ The Section 8 Administrative Plan  
☒ Briefing sessions and written materials  
☐ Other (list below)

b. How does the JCHA announce the availability of any special-purpose section 8 programs to the public?

- ☒ Through published notices  
☒ Other (list below) *Notification to families on the existing waiting list*



## **4. JCHA Rent Determination Policies**

[24 CFR Part 903.7 9 (d)]

### **A. Public Housing**

Exemptions: JCHAs that do not administer public housing are not required to complete subcomponent 4A.

#### **(1) Income Based Rent Policies**

Describe the JCHA's income based rent setting policy/ies for public housing using, including discretionary (that is, not required by statute or regulation) income disregards and exclusions, in the appropriate spaces below.

*See Attachment 4A for summaries of the JCHA's rent determination policies. See also Attachment Binder 4B for the draft "Admissions & Continued Occupancy Plan" (ACOP) for more detailed policies & procedures. See Attachment 4C for the JCHA's Flat Rent Policy.*

a. Use of discretionary policies: (select one)

- ☐ The JCHA will not employ any discretionary rent-setting policies for income based rent in public housing. Income-based rents are set at the higher of 30% of adjusted monthly income, 10% of unadjusted monthly income, the welfare rent, or minimum rent (less HUD mandatory deductions and exclusions). (If selected, skip to sub-component (2))

---or---

- ☒ The JCHA employs discretionary policies for determining income based rent (If selected, continue to question b.)

b. Minimum Rent

1. What amount best reflects the JCHA's minimum rent? (select one)

- ☐ \$0  
☐ \$1-\$25  
☒ \$26-\$50

2. ☐ Yes ☒ No: Has the JCHA adopted any discretionary minimum rent hardship exemption policies? ***Statutory only***

3. If yes to question 2, list these policies below:

c. Rents set at less than 30% than adjusted income

1. ☐ Yes ☒ No: Does the JCHA plan to charge rents at a fixed amount or percentage less than 30% of adjusted income?
2. If yes to above, list the amounts or percentages charged and the circumstances under which these will be used below:

d. Which of the discretionary (optional) deductions and/or exclusions policies does the JCHA plan to employ (select all that apply)

- ☐ For the earned income of a previously unemployed household member
- ☐ For increases in earned income
- ☐ Fixed amount (other than general rent-setting policy)  
If yes, state amount/s and circumstances below:
- ☐ Fixed percentage (other than general rent-setting policy)  
If yes, state percentage/s and circumstances below:
- ☐ For household heads
- ☐ For other family members
- ☐ For transportation expenses
- ☐ For the non-reimbursed medical expenses of non-disabled or non-elderly families
- ☐ Other (describe below)  
Note: The JCHA will implement the mandatory (QHWRA– required) “Earned Income Exclusions” as described in the JCHA’s Admissions & Continued Occupancy Policy.

e. Ceiling rents

1. Do you have ceiling rents? (rents set at a level lower than 30% of adjusted income) (select one)

- ☐ Yes for all developments
- ☐ Yes but only for some developments
- ☒ No – Ceiling Rents were replaced with Flat Rents on 4/1/00.

2. For which kinds of developments are ceiling rents in place? (select all that apply)

- ☐ For all developments
- ☐ For all general occupancy developments (not elderly or disabled or elderly only)
- ☐ For specified general occupancy developments
- ☐ For certain parts of developments; e.g., the high-rise portion
- ☐ For certain size units; e.g., larger bedroom sizes
- ☐ Other (list below)

3. Select the space or spaces that best describe how you arrive at ceiling rents (select all that apply)

- ☐ Market comparability study
- ☐ Fair market rents (FMR)
- ☐ 95<sup>th</sup> percentile rents \* *Note: But will be changing to "flat rents" based upon market value see #2 below*
- ☐ 75 percent of operating costs
- ☐ 100 percent of operating costs for general occupancy (family) developments
- ☐ Operating costs plus debt service
- ☐ The "rental value" of the unit
- ☐ Other (list below)

f. Rent re-determinations:

1. Between income reexaminations, how often must tenants report changes in income or family composition to the JCHA such that the changes result in an adjustment to rent? (select all that apply)

- ☐ Never
- ☐ At family option
- ☐ Any time the family experiences an income increase
- ☐ Any time a family experiences an income increase above a threshold amount or percentage: (if selected, specify threshold)\_\_\_\_\_
- ☒ Other (list below) *Change in family composition should be reported at time of occurrence.*

g. ☐ Yes ☒ No: Does the JCHA plan to implement individual savings accounts for residents (ISAs) as an alternative to the required 12 month disallowance of earned income and phasing in of rent increases in the next year?

**(2) Flat Rents**

1. In setting the market-based flat rents, what sources of information did the JCHA use to establish comparability? (select all that apply.) *The JCHA will use the following:*

- ☒ The section 8 rent reasonableness study of comparable housing
- ☒ Survey of rents listed in local newspaper
- ☒ Survey of similar unassisted units in the neighborhood
- ☒ Other (list/describe below)
  - Market comparability study
  - Fair market rents (FMR)
  - 75 percent of operating costs
  - 100 percent of operating costs for general occupancy (family) developments
  - Operating costs plus debt service
  - The “rental value” of the unit

*Note: The JCHA approved Flat Rent schedule on January, 2000, and implemented the Flat Rents on April 1, 2000.*

## B. Section 8 Tenant-Based Assistance

Exemptions: PHAs that do not administer Section 8 tenantbased assistance are not required to complete sub-component 4B. **Unless otherwise specified, all questions in this section apply only to the tenant-based section 8 assistance program (vouchers, and until completely merged into the voucher program, certificates).**

### (1) Payment Standards

Describe the voucher payment standards and policies

*See Attachment Binder 3C: Housing Choice Vouchers Program Administrative Plan for detailed policies regarding Payment Standards.*

a. What is the JCHA's payment standard? (select the category that best describes your standard)

- ☐ At or above 90% but below 100% of FMR
- ☐ 100% of FMR
- ☒ Above 100% but at or below 110% of FMR
- ☐ Above 110% of FMR (if HUD approved; describe circumstances below)

b. If the payment standard is lower than FMR, why has the JCHA selected this standard? (select all that apply)

- ☐ FMRs are adequate to ensure success among assisted families in the JCHA's segment of the FMR area
- ☐ The JCHA has chosen to serve additional families by lowering the payment standard
- ☐ Reflects market or submarket
- ☐ Other (list below)

c. If the payment standard is higher than FMR, why has the JCHA chosen this level?  
(select all that apply)

- ☒ FMRs are not adequate to ensure success among assisted families in the JCHA's segment of the FMR area
- ☒ Reflects market or submarket
- ☒ To increase housing options for families
- ☒ Other (list below)  
Improve 80% \_\_\_\_\_ up rate.

d. How often are payment standards reevaluated for adequacy? (select one)

- ☒ Annually
- ☐ Other (list below)

e. What factors will the JCHA consider in its assessment of the adequacy of its payment standard? (select all that apply)

- ☒ Success rates of assisted families
- ☒ Rent burdens of assisted families
- ☒ Other (list below)  
Rent Reasonableness Survey, length of time to find program qualifying housing.

## **(2) Minimum Rent**

a. What amount best reflects the JCHA's minimum rent? (select one)

- ☐ \$0
- ☐ \$1-\$25
- ☒ \$26-\$50

b. ☐ Yes ☒ No: Has the JCHA adopted any discretionary minimum rent hardship exemption policies? (if yes, list below)

## 5. Operations and Management

[24 CFR Part 903.7 9 (e)]

Exemptions from Component 5: High performing and small PHAs are not required to complete this section. Section 8 only PHAs must complete parts A, B, and C(2)

### A. JCHA Management Structure

Describe the JCHA's management structure and organization.

(select one)

- ☒ An organization chart showing the JCHA's management structure and organization is attached. (*See Attachment 5A: JCHA's Organizational Charts.*)
- ☐ A brief description of the management structure and organization of the JCHA follows:

### B. HUD Programs Under JCHA Management

List Federal programs administered by the JCHA, number of families served at the beginning of the upcoming fiscal year, and expected turnover in each. (Use "NA" to indicate that the JCHA does not operate any of the programs listed below.)

Program Name	Units or Families Served at Year Beginning	Expected Turnover
Public Housing	3,294 (PFS)*	100
Section 8 Vouchers and Certificates	2,186	200
Section 8 Mod Rehab	100	NA
Special Purpose Section 8 Certificates/Vouchers (list individually)		10%
Mainstream/Disability	200	
Family Unification	220	
Relocation/Repla demo	273	
Public Housing Drug Elimination Program (PHDEP)	3,375	NA
Other Federal Programs (list individually)		
-Section 8 Project Based Assistance	44	5%
-Section 8 HAP Administrative Contract	348	5%
-New HOPE VI units		
Lafayette Village	124	
Dwight Street Homes	30	

\* The JCHA continues to receive funding for the 196 units that were lost through demolition and not replaced. The subsidies in connection with the 196 units will become a potential source of funds for the Revitalization Plan at Lafayette Gardens. (The JCHA is presently developing a Revitalization Plan for Lafayette Gardens and will submit a HOPE VI Application in 2001).

### **C. Management and Maintenance Policies**

List the JCHA's public housing management and maintenance policy documents, manuals and handbooks that contain the Agency's rules, standards, and policies that govern maintenance and management of public housing, including a description of any measures necessary for the prevention or eradication of pest infestation (which includes cockroach infestation) and the policies governing Section 8 management.

#### **(1) Public Housing Maintenance and Management: (list below)**

##### *Management Policies and Procedures:*

1. *Admissions & Continued Occupancy Policy– See Attachment Binder 4B*
1. *Pest Control Policy– See Attachment 5B*
2. *Apartment Inspection Policy– See Attachment 5C*
3. *Apartment Painting Policy– See Attachment 5D*
4. *“Live Here, Lease Here” Policy- See Attachment 5F*
5. *Curries Woods Residential Living Agreement- See Attachment 5G*
6. *Fire Safety Plan – See Attachment 5H*

##### *Central Maintenance Policies and Procedures- See Attachment Binder 5E for “JCHA’s Maintenance System Operating Procedures”:*

1. *Boiler Room Operations*
2. *Boiler Room/Pump Room Safety Procedures*
3. *Coordination, Trade/Site/Management*
4. *Disposal of Materials/Equipment*
5. *Energy Conservation Management System*
6. *Fire Safety Procedures – Fire Pre-Plan Escape  
Low-Rise and High-Rise*
7. *Heat and Domestic Hot Water Complaint Response*
8. *Site Inventory Control*
9. *(Emergency) Snow Removal Plan for Vehicles with Plows*
10. *Trade Job Requisition System*
11. *Compactor Maintenance & Preventive Maintenance*
12. *Window & Wall Air conditioners Maintenance/Preventive Maintenance*

#### **(2) Section 8 Management:**

*See Attachment Binder 3C: Housing Choice Voucher Program Administrative Plan.*



## **6. JCHA Grievance Procedures**

[24 CFR Part 903.7 9 (f)]

Exemptions from component 6: High performing PHAs are not required to complete component 6.  
Section 8-Only PHAs are exempt from sub-component 6A.

### **A. Public Housing**

1. ☒ Yes ☐ No: Has the JCHA established any written grievance procedures in addition to federal requirements found at 24 CFR Part 966, Subpart B, for residents of public housing?

*See Attachment 6A: JCHA's Public Housing Grievance Procedure.*

If yes, list additions to federal requirements below:

2. Which JCHA office should residents or applicants to public housing contact to initiate the JCHA grievance process? (select all that apply)

- ☒ JCHA main administrative office  
☒ JCHA development management offices  
☐ Other (list below)

### **B. Section 8 Tenant-Based Assistance**

1. ☒ Yes ☐ No: Has the JCHA established informal review procedures for applicants to the Section 8 tenant-based assistance program and informal hearing procedures for families assisted by the Section 8 tenant-based assistance program in addition to federal requirements found at 24 CFR 982?

If yes, list additions to federal requirements below:

2. Which JCHA office should applicants or assisted families contact to initiate the informal review and informal hearing processes? (select all that apply)

- ☐ JCHA main administrative office  
☒ Other (list below)  
Section 8 Office

*See Attachment Binder 3C: Housing Choice Voucher Program Administrative Plan for Grievance Procedure for Section 8 program participants.*

## **7. Capital Improvement Needs**

[24 CFR Part 903.7 9 (g)]

Exemptions from Component 7: Section 8 only PHAs are not required to complete this component and may skip to Component 8.

### **A. Capital Fund Activities**

Exemptions from sub-component 7A: PHAs that will not participate in the Capital Fund Program may skip to component 7B. All other PHAs must complete 7A as instructed.

#### **(1) Capital Fund Program Annual Statement**

Using parts I, II, and III of the Annual Statement for the Capital Fund Program (CFP), identify capital activities the JCHA is proposing for the upcoming year to ensure longterm physical and social viability of its public housing developments. This statement can be completed by using the CFP Annual Statement tables provided in the table library at the end of the JCHA Plan template **OR**, at the JCHA's option, by completing and attaching a properly updated HUD-52837.

Select one:

- ☒ The Capital Fund Program Annual Statement is provided as an attachment to the JCHA Plan at Attachment (state name)

*See*

- *Attachment 7A: Capital Fund Program Annual Statement*
- *Attachment 7B: Capital Fund Program Five Year Statement*
- *Attachment 7C: Capital Fund Annual Statement, Five Year Plan and Performance & Evaluation Reports.*

-or-

- ☐ The Capital Fund Program Annual Statement is provided below: (if selected, copy the CFP Annual Statement from the Table Library and insert here)

## **(2) Optional 5-Year Action Plan**

Agencies are encouraged to include a 5-Year Action Plan covering capital work items. This statement can be completed by using the 5 Year Action Plan table provided in the table library at the end of the JCHA Plan template **OR** by completing and attaching a properly updated HUD-52834.

a. ☒ Yes ☐ No: Is the JCHA providing an optional 5-Year Action Plan for the Capital Fund? (if no, skip to sub-component 7B)

b. If yes to question a, select one:

☒ The Capital Fund Program 5-Year Action Plan is provided as an attachment to the JCHA Plan at Attachment (state name) *See Attachment Binder 7B.*

-or-

☐ The Capital Fund Program 5-Year Action Plan is provided below: (if selected, copy the CFP optional 5 Year Action Plan from the Table Library and insert here)

## B. HOPE VI and Public Housing Development and Replacement Activities (Non-Capital Fund)

Applicability of sub-component 7B: All JCHAs administering public housing. Identify any approved HOPE VI and/or public housing development or replacement activities not described in the Capital Fund Program Annual Statement.

- ☒ Yes ☐ No: a) Has the JCHA received a HOPE VI revitalization grant? (if no, skip to question c; if yes, provide responses to question b for each grant, copying and completing as many times as necessary)
- b) Status of HOPE VI revitalization grant (complete one set of questions for each grant)

1. Development name: Curries Woods
2. Development (project) number: *NJ910, NJ9009021, NJ9009027, NJ009028, NJ39URD009I197*
3. Status of grant: (select the statement that best describes the current status)
  - ☐ Revitalization Plan under development
  - ☐ Revitalization Plan submitted, pending approval
  - ☐ Revitalization Plan approved
  - ☒ Activities pursuant to an approved Revitalization Plan underway

- ☒ Yes ☐ No: c) Does the JCHA plan to apply for a HOPE VI Revitalization grant in the Plan year?  
If yes, list development name/s below:  
*Lafayette Gardens*
- ☒ Yes ☐ No: d) Will the JCHA be engaging in any mixed-finance development activities for public housing in the Plan year?  
If yes, list developments or activities below:  
*Lafayette Village ("Off-site" community of Curries Woods HOPE VI Program, see above)*
- ☒ Yes ☐ No: e) Will the JCHA be conducting any other public housing development or replacement activities not discussed in the Capital Fund Program Annual Statement?  
If yes, list developments or activities below:  
*A. Harry Moore demolition (Pre-HOPE VI)  
Demolition of buildings # 3, 4, & 5 at A. Harry Moore Apartments is planned  
Phase II of Dwight Street Homes &  
Senior Citizen Building at Lafayette Village*

*See Attachment 7C: HOPE VI Objectives and Purpose, Summary of the Curries Woods Program and related articles.*

*See Attachment Binders 7D, 7E and 7F for the complete HOPE VI Revitalization Plan for Curries Woods.*

*See Attachment Binders 7G, 7H, 7I and 7J ... for Demolition Applications for Curries Woods Buildings 1,2,3,4,5 & 7, and A. Harry Moore Buildings 3, 4 & 5 .*

## 8. Demolition and Disposition

[24 CFR Part 903.7 9 (h)]

Applicability of component 8: Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Does the JCHA plan to conduct any demolition or disposition activities (pursuant to section 18 of the U.S. Housing Act of 1937 (42 U.S.C. 1437p)) in the plan Fiscal Year? (If “No”, skip to component 9; if “yes”, complete one activity description for each development.)

- Demolition and Disposition of 85 Boswick, 108 Storms, and 242 and 299 Bergen Avenues.
- Disposition of 114 Neptune Avenue.

### 2. Activity Description

- ☐ Yes ☒ No: Has the JCHA provided the activities description information in the **optional** Public Housing Asset Management Table? (If “yes”, skip to component 9. If “No”, complete the Activity Description table below.)

Demolition/Disposition Activity Description	
1a. Development name: Scattered Sites	Not Applicable
1b. Development (project) number: NJ 9-12	
2. Activity type: Demolition <input checked="" type="checkbox"/> Disposition <input checked="" type="checkbox"/>	
3. Application status (select one) Approved <input checked="" type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input type="checkbox"/>	
4. Date application approved, submitted, or planned for submission: (02/15/01)	
5. Number of units affected: 48	
6. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development	
7. Timeline for activity: a. Actual or projected start date of activity: February 2001 b. Projected end date of activity: February, 2002	

**9. Designation of Public Housing for Occupancy by Elderly Families or Families with Disabilities or Elderly Families and Families with Disabilities**

[24 CFR Part 903.7 9 (i)]

Exemptions from Component 9; Section 8 only PHAs are not required to complete this section.

1. ☒ Yes ☐ No: Has the JCHA designated or applied for approval to designate or does the JCHA plan to apply to designate any public housing for occupancy only by the elderly families or only by families with disabilities, or by elderly families and families with disabilities or will apply for designation for occupancy by only elderly families or only families with disabilities, or by elderly families and families with disabilities as provided by section 7 of the U.S. Housing Act of 1937 (42 U.S.C. 1437e) in the upcoming fiscal year? (If “No”, skip to component 10. If “yes”, complete one activity description for each development, unless the JCHA is eligible to complete a streamlined submission; PHAs completing streamlined submissions may skip to component 10.)

*The JCHA will apply for approval to designate Berry Gardens, Danforth Avenue Apartments, Stewart Apartments and 3 New Heckman Drive (high-rise building at Curries Woods) as “Elderly Only” developments no later than April 1, 2001.*

2. Activity Description

- ☐ Yes ☒ No: Has the JCHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If “Yes”, skip to component 10. If “No”, complete the Activity Description table below

Designation of Public Housing Activity Description
1a. Development name: Berry Gardens 1b. Development (project) number: NJ 9-11
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the JCHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (03/31/00)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 286 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development



Designation of Public Housing Activity Description
1a. Development name: Danforth Hall
1b. Development (project) number: NJ 9-15/18
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the JCHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (03/31/00)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 80
7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Stewart Apartments 1b. Development (project) number: NJ 9-14
2. Designation type: Occupancy by only the elderly <input checked="" type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input type="checkbox"/>
3. Application status (select one) Approved; included in the JCHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (03/31/00)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 48 7. Coverage of action (select one) <input type="checkbox"/> Part of the development <input checked="" type="checkbox"/> Total development

Designation of Public Housing Activity Description
1a. Development name: Curries Woods 1b. Development (project) number: NJ 9-10
2. Designation type: Occupancy by only the elderly <input type="checkbox"/> Occupancy by families with disabilities <input type="checkbox"/> Occupancy by only elderly families and families with disabilities <input checked="" type="checkbox"/>
3. Application status (select one) Approved; included in the JCHA's Designation Plan <input type="checkbox"/> Submitted, pending approval <input type="checkbox"/> Planned application <input checked="" type="checkbox"/>
4. Date this designation approved, submitted, or planned for submission: (03/31/01)
5. If approved, will this designation constitute a (select one) <input checked="" type="checkbox"/> New Designation Plan <input type="checkbox"/> Revision of a previously-approved Designation Plan?
6. Number of units affected: 91 7. Coverage of action (select one) <input checked="" type="checkbox"/> Part of the development <input type="checkbox"/> Total development

## **10. Conversion of Public Housing to Tenant-Based Assistance**

[24 CFR Part 903.7 9 (j)]

Exemptions from Component 10; Section 8 only PHAs are not required to complete this section.

### **A. Assessments of Reasonable Revitalization Pursuant to section 202 of the HUD FY 1996 HUD Appropriations Act**

1. ☐ Yes ☒ No: Have any of the JCHA's developments or portions of developments been identified by HUD or the JCHA as covered under section 202 of the HUD FY 1996 HUD Appropriations Act? (If "No", skip to component 11; if "yes", complete one activity description for each identified development, unless eligible to complete a streamlined submission. JCHAs completing streamlined submissions may skip to component 11.)

#### **2. Activity Description**

- ☐ Yes ☒ No: Has the JCHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? If "yes", skip to component 11. If "No", complete the Activity Description table below.

Note: The JCHA will conduct this analysis prior to October, 2001.

<b>Conversion of Public Housing Activity Description</b>	
1a. Development name:	NA
1b. Development (project) number	
2. What is the status of the required assessment?	
<input type="checkbox"/> Assessment underway <input type="checkbox"/> Assessment results submitted to HUD <input type="checkbox"/> Assessment results approved by HUD (if marked, proceed to next question) <input type="checkbox"/> Other (explain below)	
3. <input type="checkbox"/> Yes <input type="checkbox"/> No: Is a Conversion Plan required? (If yes, go to block 4; if no, go to block 5.)	
4. Status of Conversion Plan (select the statement that best describes the current status)	
<input type="checkbox"/> Conversion Plan in development <input type="checkbox"/> Conversion Plan submitted to HUD on: (DD/MM/YYYY) <input type="checkbox"/> Conversion Plan approved by HUD on: (DD/MM/YYYY) <input type="checkbox"/> Activities pursuant to HUD-approved Conversion Plan underway	
5. Description of how requirements of Section 202 are being satisfied by means other than conversion (select one)	
<input type="checkbox"/> Units addressed in a pending or approved demolition application (date submitted or approved: <input type="checkbox"/> Units addressed in a pending or approved HOPE VI demolition application (date submitted or approved: ) <input type="checkbox"/> Units addressed in a pending or approved HOPE VI Revitalization Plan (date submitted or approved: ) <input type="checkbox"/> Requirements no longer applicable: vacancy rates are less than 10 percent <input type="checkbox"/> Requirements no longer applicable: site now has less than 300 units <input type="checkbox"/> Other: (describe below)	

**B. Reserved for Conversions pursuant to Section 22 of the U.S. Housing Act of 1937**

**C. Reserved for Conversions pursuant to Section 33 of the U.S. Housing Act of 1937**

## **11. Homeownership Programs Administered by the JCHA**

**A. Public Housing**

Exemptions from Component 11A: Section 8 only PHAs are not required to complete 11A.

1. ☒ Yes ☐ No: Does the JCHA administer any homeownership programs administered by the JCHA under an approved section 5(h) homeownership program (42 U.S.C. 1437c(h)), or an approved HOPE I program (42 U.S.C. 1437aaa) or has the JCHA applied or plan to apply to administer any homeownership programs under section 5(h), the HOPE I program, or section 32 of the U.S. Housing Act of 1937 (42 U.S.C. 1437z-4). (If “No”, skip to component 11B; if “yes”, complete one activity description for each applicable program/plan, unless eligible to complete a streamlined submission due to **small PHA** or **high performing PHA** status. JCHAs completing streamlined submissions may skip to component 11B.)

1. 5(h) Plan – Dwight Street Homes I
2. QHWRA – Plan Dwight Street Homes II
3. Proposed – Section 8 Homeownership Program– See attachment binder 11B – “Homeownership Plans”
4. Homeownership Plan will be included in the Lafayette Gardens HOPE VI Application in 2001

2. Activity Description

- ☐ Yes ☒ No: Has the JCHA provided all required activity description information for this component in the **optional** Public Housing Asset Management Table? (If “Yes”, skip to component 12. If “No”, complete the Activity Description table below.)

*See Attachment 11A: Summary of the JCHA’s Homeownership Programs and Services.*

*See also Attachment Binder 11B: Homeownership Plans for HOPE VI Communities.*

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: Dwight Street Homes	
1b. Development (project) number: 9-20	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input checked="" type="checkbox"/>	5(h) <i>DSH I</i>
<input type="checkbox"/>	Turnkey III
<input type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99) <i>---All rest, include HOPE VI</i>
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the JCHA's Homeownership Plan/Program
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (11/26/96)	
5. Number of units affected: 100	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development

Public Housing Homeownership Activity Description (Complete one for each development affected)	
1a. Development name: HOPE VI Dwight Street Homes	
1b. Development (project) number:	
2. Federal Program authority:	
<input type="checkbox"/>	HOPE I
<input type="checkbox"/>	5(h) <i>DSH I</i>
<input type="checkbox"/>	Turnkey III
<input checked="" type="checkbox"/>	Section 32 of the USHA of 1937 (effective 10/1/99) <i>---All rest, include HOPE VI</i>
3. Application status: (select one)	
<input checked="" type="checkbox"/>	Approved; included in the JCHA's Homeownership Plan/Program 4/3/2000
<input type="checkbox"/>	Submitted, pending approval
<input type="checkbox"/>	Planned application
4. Date Homeownership Plan/Program approved, submitted, or planned for submission: (10/15/99)	
5. Number of units affected: 20-30	
6. Coverage of action: (select one)	
<input type="checkbox"/>	Part of the development
<input checked="" type="checkbox"/>	Total development



## B. Section 8 Tenant Based Assistance

1. ☒ Yes ☐ No: Does the JCHA plan to administer a Section 8 Homeownership program pursuant to Section 8(y) of the U.S.H.A. of 1937, as implemented by 24 CFR part 982 ? (If “No”, skip to component 12; if “yes”, describe each program using the table below (copy and complete questions for each program identified), unless the JCHA is eligible to complete a streamlined submission due to high performer status. **High performing PHAs** may skip to component 12.)

*The JCHA will develop a Section 8 Homeownership plan during the year.*

### 2. Program Description:

#### a. Size of Program

- ☒ Yes ☐ No: Will the JCHA limit the number of families participating in the section 8 homeownership option?

If the answer to the question above was yes, which statement best describes the number of participants? (select one)

- ☐ 25 or fewer participants  
☐ 26 - 50 participants  
☐ 51 to 100 participants  
☒ more than 100 participants

#### b. JCHA-established eligibility criteria

- ☒ Yes ☐ No: Will the JCHA's program have eligibility criteria for participation in its Section 8 Homeownership Option program in addition to HUD criteria?

If yes, list criteria below:

- Good Credit
- No HAP Contract Violations in past 2 years
- Successfully pass a home visit
- Successfully pass a police background check-all adult members
- Good Credit or Credit that can be repaired within 9 months time to private market underwriting standards as follows:
  - FICO score of at least 620
  - Bankruptcies discharged a minimum of 2 years
  - All past due balances paid in full
  - 1 year perfect payment history
  - if no/insufficient credit then 2 yrs perfect payment history on 4 forms of alternative credit

## **12. JCHA Community Service and Self-sufficiency Programs**

[24 CFR Part 903.7 9 (l)]

Exemptions from Component 12: High performing and small PHAs are not required to complete this component. Section 8-Only PHAs are not required to complete sub-component C.

### **A. JCHA Coordination with the Welfare (TANF) Agency**

1. Cooperative agreements:

- ☐ Yes ☒ No: Has the JCHA has entered into a cooperative agreement with the TANF Agency, to share information and/or target supportive services (as contemplated by section 12(d)(7) of the Housing Act of 1937)?

If yes, what was the date that agreement was signed? DD/MM/YY

2. Other coordination efforts between the JCHA and TANF agency (select all that apply)

- ☒ Client referrals
- ☒ Information sharing regarding mutual clients (for rent determinations and otherwise)
- ☒ Coordinate the provision of specific social and selfsufficiency services and programs to eligible families
- ☐ Jointly administer programs
- ☐ Partner to administer a HUD Welfare-to-Work voucher program
- ☐ Joint administration of other demonstration program
- ☐ Other (describe)

## B. Services and programs offered to residents and participants

### (1) General

#### a. Self-Sufficiency Policies

Which, if any of the following discretionary policies will the JCHA employ to enhance the economic and social self-sufficiency of assisted families in the following areas? (select all that apply)

- ☒ Public housing rent determination policies – *See Section 4*
- ☒ Public housing admissions policies – *See Section 3*
- ☒ Section 8 admissions policies – *See Section 3*
- ☒ Preference in admission to section 8 for certain public housing families
- ☐ Preferences for families working or engaging in training or education programs for non-housing programs operated or coordinated by the JCHA
- ☒ Preference/eligibility for public housing homeownership option participation – *See Section 11*
- ☒ Preference/eligibility for section 8 homeownership option participation – *See Section 11*
- ☐ Other policies (list below) *See Section b, below*

#### b. Economic and Social self-sufficiency programs

- ☒ Yes ☐ No: Does the JCHA coordinate, promote or provide any programs to enhance the economic and social self-sufficiency of residents? (If “yes”, complete the following table; if “no” skip to sub-component 2, Family Self Sufficiency Programs. The position of the table may be altered to facilitate its use. )

Services and Programs				
Program Name & Description (including location, if appropriate)	Estimated Size	Allocation Method (waiting list/random selection/specific criteria/other)	Access (development office / JCHA main office / other provider name)	Eligibility (public housing or section 8 participants or both)
HOPE VI Self-Sufficiency Program Case Management On-site Computer Instruction Job Readiness Workshops Job Placement Services Referral Services	240 families 30 25 90 200	Open Recruitment/ walk-ins	Curries Woods site office	Residency
Trade Apprenticeships	25 (current)	Open Recruitment	JCHA main office	Any PHA site residency/competi- tive applications
Resident Employment (JCHA)	10/yr.	Job Postings	JCHA main office	Site residency/ competitive applications
Section 3 Employment	15/yr.	Open Recruitment	JCHA Main and Development Offices	Contractors Select
Homeownership Opportunities	50 (potential)	Dwight Street Residents	JCHA Development office	Residency/Credit & Employment History
After School Programs	225	Open enrollment	All sites	Residency
Social Service Liaison	100/yr.	Referrals by Site Managers	Central Admin. Office	Residency
Head Start (5)	150	Eligibility and Registration conducted by Head Start		

## **(2) Family Self Sufficiency program/s**

### **a. Participation Description**

Family Self Sufficiency (FSS) Participation		
Program	Required Number of Participants (start of FY 2001 Estimate)	Actual Number of Participants (As of: DD/MM/YY)
Public Housing	NA	NA
Section 8	275	42

- b. ☒ Yes ☐ No: If the JCHA is not maintaining the minimum program size required by HUD, does the most recent FSS Action Plan address the steps the JCHA plans to take to achieve at least the minimum program size?  
If no, list steps the JCHA will take below:

### **C. Welfare Benefit Reductions**

1. The JCHA is complying with the statutory requirements of section 12(d) of the U.S. Housing Act of 1937 (relating to the treatment of income changes resulting from welfare program requirements) by: (select all that apply)

- ☒ Adopting appropriate changes to the JCHA's public housing rent determination policies and train staff to carry out those policies
- ☒ Informing residents of new policy on admission and reexamination
- ☒ Actively notifying residents of new policy at times in addition to admission and reexamination.
- ☒ Establishing or pursuing a cooperative agreement with all appropriate TANF agencies regarding the exchange of information and coordination of services
- ☒ Establishing a protocol for exchange of information with all appropriate TANF agencies
- ☐ Other: (list below)

<b>D. Reserved for Community Service Requirement pursuant to section 12(c) of the U.S. Housing Act of 1937</b>
--

*See Attachment 12A: Summary of the JCHA's (Draft) Community Service and Self Sufficiency Requirements Policy.*

*See Attachment 12B: Summaries of the JCHA's SelfSufficiency Programs and related articles.*

### **13. JCHA Safety and Crime Prevention Measures**

[24 CFR Part 903.7 9 (m)]

Exemptions from Component 13: High performing and small PHAs not participating in PHDEP and Section 8 Only PHAs may skip to component 15. High Performing and small PHAs that are participating in PHDEP and are submitting a PHDEP Plan with this JCHA Plan may skip to sub component D.

#### **A. Need for measures to ensure the safety of public housing residents**

1. Describe the need for measures to ensure the safety of public housing residents  
(select all that apply)

- ☒ High incidence of violent and/or drug-related crime in some or all of the JCHA's developments
- ☒ High incidence of violent and/or drug-related crime in the areas surrounding or adjacent to the JCHA's developments
- ☒ Residents fearful for their safety and/or the safety of their children
- ☒ Observed lower-level crime, vandalism and/or graffiti
- ☒ People on waiting list unwilling to move into one or more developments due to perceived and/or actual levels of violent and/or drug-related crime
- ☒ Other (describe below) FBI designation as "high drug trafficking" area as per PHDEP application, and high incidence of domestic violence.

2. What information or data did the JCHA used to determine the need for JCHA actions to improve safety of residents (select all that apply).

- ☒ Safety and security survey of residents
- ☒ Analysis of crime statistics over time for crimes committed "in and around" public housing authority
- ☐ Analysis of cost trends over time for repair of vandalism and removal of graffiti
- ☒ Resident reports
- ☒ JCHA employee reports
- ☒ Police reports
- ☒ Demonstrable, quantifiable success with previous or ongoing anticrime/anti drug programs
- ☒ Other (describe below)  
*Survey of resident perception of crime and policy conducted by local college.*

3. Which developments are most affected? (list below)

*All Developments (excluding Stewart Apartments). Lafayette Gardens, Marion Gardens, Booker T. Washington Apts., Hudson Gardens, Holland Gardens, Montgomery Gardens, A. Harry Moore Apts., Curries Wood, Dwight Street Homes and Berry Gardens*

*See Attachment 13A: Safety and Crime Prevention: Discussion Points and Summary of the JCHA's PHDEP Plan and related articles..*

**B. Crime and Drug Prevention activities the JCHA has undertaken or plans to undertake in the next JCHA fiscal year**

1. List the crime prevention activities the JCHA has undertaken or plans to undertake: (select all that apply)

- ☒ Contracting with outside and/or resident organizations for the provision of crime- and/or drug-prevention activities
- ☒ Crime Prevention Through Environmental Design
- ☒ Activities targeted to at-risk youth, adults, or seniors
- ☒ Volunteer Resident Patrol/Block Watchers Program
- ☐ Other (describe below)

- After School Tutorial & Recreational Program
- Targeted Community Interventions
- Off Duty Policing
- Citizen Police Academy

2. Which developments are most affected? (list below)*All Developments*

**C. Coordination between JCHA and the police**

1. Describe the coordination between the JCHA and the appropriate police precincts for carrying out crime prevention measures and activities: (select all that apply)

- ☒ Police involvement in development, implementation, and/or ongoing evaluation of drug-elimination plan
- ☒ Police provide crime data to housing authority staff for analysis and action
- ☒ Police have established a physical presence on housing authority property (e.g., community policing office, officer in residence)
- ☒ Police regularly testify in and otherwise support eviction cases
- ☒ Police regularly meet with the JCHA management and residents
- ☐ Agreement between JCHA and local law enforcement agency for provision of above-baseline law enforcement services
- ☐ Other activities (list below)

2. Which developments are most affected? (list below)*All Developments*

**D. Additional information as required by PHDEP/PHDEP Plan**

PHAs eligible for FY 2000 PHDEP funds must provide a PHDEP Plan meeting specified requirements prior to receipt of PHDEP funds.

- ☒ Yes ☐ No: Is the JCHA eligible to participate in the PHDEP in the fiscal year covered by this JCHA Plan?
- ☒ Yes ☐ No: Has the JCHA included the PHDEP Plan for FY 2000 in this JCHA Plan?
- ☒ Yes ☐ No: This PHDEP Plan is an Attachment.

*See Attachment Binder 13B: 1999 Public Housing Drug Elimination Program (PHDEP) Application, and Semi Annual Report, June, 1999. See Attachment 13B.*



#### **14. RESERVED FOR PET POLICY**

[24 CFR Part 903.7 9 (n)]

Note: HUD is scheduled to publish a Final Rule regarding a Pet Policy in October '99, and therefore has not yet included a section in the Plan Template as of this date. Nonetheless, the JCHA is drafting a Pet Policy based on the Interim rule

*See Attachment 14: JCHA's Draft Pet Policy.*

## **15. Civil Rights Certifications**

[24 CFR Part 903.7 9 (o)]

Civil rights certifications are included in the JCHA Plan Certifications of Compliance with the JCHA Plans and Related Regulations.

## **16. Fiscal Audit**

[24 CFR Part 903.7 9 (p)]

1. ☒ Yes ☐ No: Is the JCHA required to have an audit conducted under section 5(h)(2) of the U.S. Housing Act of 1937 (42 U.S.C. 1437c(h))?  
(If no, skip to component 17.)
2. ☒ Yes ☐ No: Was the most recent fiscal audit submitted to HUD?
3. ☒ Yes ☐ No: Were there any findings as the result of that audit?
4. ☒ Yes ☐ No: If there were any findings, do any remain unresolved?  
If yes, how many unresolved findings remain? 3
5. ☒ Yes ☐ No: Have responses to any unresolved findings been submitted to HUD?  
If not, when are they due (state below)?

*See Attachment Binder 16: JCHA's Audited Financial Statements, Supplemental Information and Single Audit Report.*

## **17. JCHA Asset Management**

[24 CFR Part 903.7 9 (q)]

Exemptions from component 17: Section 8 Only PHAs are not required to complete this component.  
High performing and small PHAs are not required to complete this component.

1. ☒ Yes ☐ No: Is the JCHA engaging in any activities that will contribute to the long-term asset management of its public housing stock , including how the Agency will plan for long-term operating, capital investment, rehabilitation, modernization, disposition, and other needs that have **not** been addressed elsewhere in this JCHA Plan?

2. What types of asset management activities will the JCHA undertake? (select all that apply)

- ☐ Not applicable
- ☒ Private management
- ☒ Development-based accounting
- ☒ Comprehensive stock assessment
- ☐ Other: (list below)

HOPE VI

3. ☐ Yes ☒ No: Has the JCHA included descriptions of asset management activities in the **optional** Public Housing Asset Management Table?

## **18. Other Information**

[24 CFR Part 903.7 9 (r)]

### **A. Resident Advisory Board Recommendations**

1. ☒ Yes ☐ No: Did the JCHA receive any comments on the JCHA Plan from the Resident Advisory Board/s?
2. If yes, the comments are: (if comments were received, the JCHA **MUST** select one)  
☒ Attached at Attachment (File name)  
☐ Provided below:

3. In what manner did the JCHA address those comments? (select all that apply)
- ☐ Considered comments, but determined that no changes to the JCHA Plan were necessary.
- ☒ The JCHA changed portions of the JCHA Plan in response to comments  
List changes below:
- Pet Policy, Paint Policy, Apartment Inspection Policy,  
Pest Control Policy, and Community Service Policy.
- ☐ Other: (list below)

**B. Description of Election process for Residents on the JCHA Board**

1. ☒ Yes ☐ No: Does the JCHA meet the exemption criteria provided section 2(b)(2) of the U.S. Housing Act of 1937? (If no, continue to question 2; if yes, skip to sub-component C.)
2. ☐ Yes ☒ No: Was the resident who serves on the JCHA Board elected by the residents? (If yes, continue to question 3; if no, skip to sub-component C.)

**3. Description of Resident Election Process**

- a. Nomination of candidates for place on the ballot: (select all that apply)
- ☐ Candidates were nominated by resident and assisted family organizations
- ☐ Candidates could be nominated by any adult recipient of JCHA assistance
- ☐ Self-nomination: Candidates registered with the JCHA and requested a place on ballot
- ☐ Other: (describe)
- b. Eligible candidates: (select one)
- ☐ Any recipient of JCHA assistance
- ☐ Any head of household receiving JCHA assistance
- ☐ Any adult recipient of JCHA assistance
- ☐ Any adult member of a resident or assisted family organization
- ☐ Other (list)
- c. Eligible voters: (select all that apply)
- ☐ All adult recipients of JCHA assistance (public housing and section 8 tenant based assistance)
- ☐ Representatives of all JCHA resident and assisted family organizations
- ☐ Other (list)

### C. Statement of Consistency with the Consolidated Plan

For each applicable Consolidated Plan, make the following statement (copy questions as many times as necessary).

1. Consolidated Plan jurisdiction: (provide name here) *City of Jersey City*
2. The JCHA has taken the following steps to ensure consistency of this JCHA Plan with the Consolidated Plan for the jurisdiction: (select all that apply)
  - ☒ The JCHA has based its statement of needs of families in the jurisdiction on the needs expressed in the Consolidated Plan/s.
  - ☒ The JCHA has participated in any consultation process organized and offered by the Consolidated Plan agency in the development of the Consolidated Plan.
  - ☒ The JCHA has consulted with the Consolidated Plan agency during the development of this JCHA Plan.
  - ☒ Activities to be undertaken by the JCHA in the coming year are consistent with the initiatives contained in the Consolidated Plan. (list below)
  - ☒ Other: (list below)  
*Public Meeting regarding the Consolidated Plan was held at JCHA development (A. Harry Moore Apts.).*
3. The Consolidated Plan of the jurisdiction supports the JCHA Plan with the following actions and commitments: (describe below)

The Consolidated Plan of Jersey City supports the JCHA Plan with their stated "Five Year Goals" as follows:

#### Housing

1. Increase the supply of housing for the extremely low income.
2. Provide housing that is coordinated with other neighborhood activities.
3. Preserve the existing housing stock.
4. Abate conditions of lead in all affordable housing units.
5. Expand homeownership opportunity for low, very low and extremely low income households.

#### Homeless/Special Needs

1. Increase specialized assessment/outreach programs.
2. Provide continued funding for existing emergency shelters.
3. Increase the supply of transitional housing.
4. Develop supportive housing.
5. Provide rental assistance.

#### Economic Development

1. Provide financial and technical assistance for neighborhood commercial revitalization.
2. Re-establish commercial activities in low and moderate income neighborhoods.

#### Social Services

1. Youth services.
2. Substance abuse services.
3. Employment training.
4. Child care services.
5. Health services.
6. Senior services.
7. Information and referral services.
8. Handicapped services.

*See Attachment 18: Certification by Local Official of PHA Plans Consistency with the Consolidated Plan.*



#### **D. Other Information Required by HUD**

Use this section to provide any additional information requested by HUD.

#### **Attachments**

Use this section to provide any additional attachments referenced in the Plans.

## JCHA Plan Table Library

### Component 7 Capital Fund Program Annual Statement Parts I, II, and II

#### Annual Statement Capital Fund Program (CFP) Part I: Summary

Capital Fund Grant Number NJ39P00950201      FFY of Grant Approval: (09/2001)

☒ Original Annual Statement

Line No.	Summary by Development Account	Total Estimated Cost
1	Total Non-CGP Funds	
2	1406 Operations	
3	1408 Management Improvements	\$680,951
4	1410 Administration	\$837,000
5	1411 Audit	
6	1415 Liquidated Damages	
7	1430 Fees and Costs	\$176,000
8	1440 Site Acquisition	
9	1450 Site Improvement	\$280,000
10	1460 Dwelling Structures	\$5,343,000
11	1465.1 Dwelling Equipment-Nonexpendable	\$142,000
12	1470 Nondwelling Structures	\$10,000
13	1475 Nondwelling Equipment	
14	1485 Demolition	\$900,000
15	1490 Replacement Reserve	
16	1492 Moving to Work Demonstration	
17	1495.1 Relocation Costs	
18	1498 Mod Used for Development	
19	1502 Contingency	
20	<b>Amount of Annual Grant (Sum of lines 2-19)</b>	<b>\$8,368,951</b>
21	Amount of line 20 Related to LBP Activities	\$250,000
22	Amount of line 20 Related to Section 504 Compliance	\$100,000
23	Amount of line 20 Related to Security	\$580,000
24	Amount of line 20 Related to Energy Conservation Measures	\$3,425,000

**Annual Statement**  
**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
PHA-Wide	Management Improvements Administration	1408 1410	\$680,951 837,000
	TOTAL		\$1,517,951

## Annual Statement

## Capital Fund Program (CFP) Part II: SupportingTable

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-1	Site Improvements	1450	
Lafayette	Dwelling Structures	1460	180,000
Gardens	LBP Activities	1460	150,000
	Dwelling Equipment	1465	20,000
	Non-Dwelling Structures	1470	10,000
	Demolition	1485	
	TOTAL		\$360,000

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-2 Marion Gardens	Fees and Costs	1430	
	Site Improvements	1450	
	Dwelling Structures	1460	\$775,000
	LBP Activities	1460	
	Dwelling Equipment	1465	20,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$795,000

**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-3 Booker T. Washington Apts.	Fees and Costs	1430	\$6,000
	Site Improvements	1450	120,000
	Dwelling Structures	1460	360,000
	LBP Activities	1460	
	Dwelling Equipment	1465	20,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$506,000

**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-7 Booker T. Washington Annex	Site Improvements	1450	\$40,000
	Dwelling Structures	1460	153,000
	LBP Activities	1460	
	Dwelling Equipment	1465	5,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$198,000

## Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-4 Hudson Gardens	Site Improvements	1450	
	Dwelling Structures	1460	\$455,000
	LBP Activities	1460	
	Dwelling Equipment	1465	10,000
	Non-Dwelling Structures	1470	0
	Demolition	1485	0
TOTAL			\$465,000



**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-5 Holland Gardens	Fees and Costs	1430	\$8,000
	Site Improvements	1450	
	Dwelling Structures	1460	480,000
	LBP Activities	1460	
	Dwelling Equipment	1465	10,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$498,000

## Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-6	Fees and Costs	1430	\$150,000
Montgomery	Site Improvements	1450	20,000
Gardens	Dwelling Structures	1460	
	LBP Activities	1460	1,245,000
	Dwelling Equipment	1465	
	Non-Dwelling Structures	1470	25,000
	Demolition	1485	
	TOTAL		\$1,440,000

## Annual Statement

## Capital Fund Program (CFP) Part II: Supporting Table

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-9 A. Harry Moore Apartments	Site Improvements	1450	
	Dwelling Structures	1460	\$40,000
	LBP Activities	1460	
	Dwelling Equipment	1465	
	Non-Dwelling Structures	1470	
	Demolition	1485	400,000
TOTAL			\$440,000

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-10 Curries Woods	Site Improvements	1450	500,000
	Dwelling Structures	1460	
	LBP Activities	1460	
	Dwelling Equipment	1465	
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$500,000

**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-11 Berry Gardens I & II	Fees and Costs	1430	12,000
	Site Improvements	1450	100,000
	Dwelling Structures	1460	990,000
	LBP Activities	1460	
	Dwelling Equipment	1465	10,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$1,112,000

**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-14 Thomas J. Stewart Apts.	Fees and Costs	1430	
	Site Improvements	1450	
	Dwelling Structures	1460	205,000
	LBP Activities	1460	
	Dwelling Equipment	1465	5,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$210,000

**Annual Statement****Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-15/18 Berry Gardens III & IV	Site Improvements	1450	
	Dwelling Structures	1460	310,000
	LBP Activities	1460	
	Dwelling Equipment	1465	5,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$315,000

**Annual Statement**

**Capital Fund Program (CFP) Part II: Supporting Table**

Development Number/Name HA-Wide Activities	General Description of Major Work Categories	Development Account Number	Total Estimated Cost
NJ 9-20 Dwight Street Homes	Site Improvements	1450	
	Dwelling Structures	1460	10,000
	LBP Activities	1460	
	Dwelling Equipment	1465	2,000
	Non-Dwelling Structures	1470	
	Demolition	1485	
	TOTAL		\$12,000



**Annual Statement****Capital Fund Program (CFP) Part III: Implementation Schedule**

*This data will be submitted under separate cover.*

Development Number/Name HA-Wide Activities	All Funds Obligated (Quarter Ending Date)	All Funds Expended (Quarter Ending Date)
PHA-Wide	9/30/03	9/30/04
NJ 9-1, Lafayette Gardens	9/30/03	9/30/04
NJ 9-2, Marion Gardens	9/30/03	9/30/04
NJ 9-3, Booker T. Washington Apts.	9/30/03	9/30/04
NJ 9-7, Booker T. Washington Annex	9/30/03	9/30/04
NJ 9-4, Hudson Gardens	9/30/03	9/30/04
NJ 9-5, Holland Gardens	9/30/03	9/30/04
NJ 9-6, Montgomery Gardens	9/30/03	9/30/04
NJ 9-9, A. Harry Moore Apts.	9/30/03	9/30/04
NJ 9-10, Curries Woods	9/30/03	9/30/04
NJ 9-11, Berry Gardens I & II	9/30/03	9/30/04
NJ 9-14, Thomas J. Stewart Apts.	9/30/03	9/30/04
NJ 9-15/18, Berry Gardens III & IV	9/30/03	9/30/04
NJ 9-20, Dwight Street Homes	9/30/03	9/30/04

## Optional Table for 5-Year Action Plan for Capital Fund (Component 7)

Complete one table for each development in which work is planned in the next 5 JCHA fiscal years. Complete a table for any JCHA-wide physical or management improvements planned in the next 5 JCHA fiscal year. Copy this table as many times as necessary. Note: JCHAs need not include information from Year One of the 5-Year cycle, because this information is included in the Capital Fund Program Annual Statement.

Optional 5-Year Action Plan Tables				
Development Number	Development Name (or indicate JCHA wide)	Number Vacant Units	% Vacancies in Development	
Description of Needed Physical Improvements or Management Improvements			Estimated Cost	Planned Start Date (HA Fiscal Year)
See Attached Five Year Action Plan for Capital Fund 2001				
Total estimated cost over next 5 years				

### **Optional Public Housing Asset Management Table**

See Technical Guidance for instructions on the use of this table, including information to be provided.

[illegible]

## **Deconcentration and Local Preferences**

### **INTRODUCTION**

The Jersey City Housing Authority (JCHA) currently serves a population of 2,810 households within its eight family developments. Median income for these households reflects nationwide housing authority averages at approximately 18% of median income. This is in sharp contrast to 1977 figures that show that the average income for JCHA households was approximately 30% of median income. The breakdown of the JCHA's households is as follows: 71% below 30% of median income; 17% between 31 and 50% of median; 7% between 51 and 80%; and 5% above 80% of median. Thus, we can see that the JCHA's conventional public housing population is predominantly very poor.

The decrease in the average income of JCHA residents reflects the JCHA's adherence to changes in HUD regulations over the past two decades. The JCHA has been and continues to serve those families who are least able to pay market rate rents. With the advent of decreased federal subsidy and increased operating costs, however, it has become more and more apparent that, if public housing is to continue, some changes in the way we do business are necessary.

On June 5, 1996, the Jersey City Housing Authority (JCHA) made important policy changes in the way it selects applicants for apartments from its public housing waiting list. These changes were made and approved in accordance with applicable federal regulations and those of the Department of Housing and Urban Development (HUD). They provide additional criteria for which an applicant can be given a preference for housing.

The changes in selection preferences have been made with several purposes in mind: to provide housing for working families with a broad range of incomes and, thereby, reduce the high concentrations of very poor families at JCHA developments; to include working families within the housing JCHA resident population who can serve as role models for other residents; to make the JCHA more economically independent by reducing JCHA and resident reliance on increasingly shrinking federal subsidies; and to expand housing opportunities for eligible families which have incomes that fall within ranges underrepresented in the JCHA's resident population when compared to the eligible population of Jersey City. These changes in applicant selection will serve as the mechanism by which the JCHA will achieve deconcentration of poverty and a greater mixing of incomes within its developments.

### **DECONCENTRATION**

Consistent with the Quality Housing and Work Responsibility Act of 1998 ("QHWRA"), the JCHA is committed to the goal of achieving a greater range of income mix among all residents of its developments. A high proportion of JCHA residents are low income families. To get higher income residents, the JCHA will use its existing local preferences to provide for deconcentration of poverty and for income mixing as enumerated in the QHWRA.

## **LOCAL PREFERENCES**

All selections based on Local Preferences are done within the general parameters of the QHWRA targeting provisions.

Within all Local Preference categories, the following priorities will apply:

1. Jersey City residents are selected before non-Jersey City residents - “Resident” is defined as an applicant who either lives, works or has been hired to work in Jersey City.
2. Veterans are selected before non-veterans - “Veteran” is defined as an applicant who has completed at least 90 days of active duty (except veterans discharged earlier for a service connected disability) in the United States Armed Forces and has a discharge other than dishonorable. This veteran status extends to spouses, widows, widowers and parents of the military killed during a time of war and certain merchant seamen who served in active, ocean-going service from December 7, 1941 through August 15, 1945.
3. Victim/witnesses, including formally certified victims of domestic violence, are selected before non-victim/witnesses.
4. Preference Over Single Person - Single persons are eligible for placement, however, the following conditions apply to such placements: An applicant that is a one or two person elderly, disabled or displaced family must be given preference over an applicant that is a single person who is not an elderly or (prior to placement) displaced person, or a person with disabilities.
5. Special Needs Placements (Wheelchair Accessible Units) - The JCHA will first offer a vacant wheelchair accessible unit to existing residents who require such a unit. If there are no current residents who require the unit or if the unit is refused, it will then be offered to the next eligible, appropriately sized applicant family on the Public Housing waiting list requiring a wheelchair accessible apartment.

Applicants are selected based on their meeting the qualifications for one of the following Local Preferences:

**A.     Working Family Preference (25% of placements)**

Applicants receive this preference if:

- ◆ Employment is principal source of income; or
- ◆ Head or Spouse is 62 years or older; or

- ◆ Head or Spouse receives: Social Security Disability benefits, Supplemental Security Income (SSI) Disability benefits, or Temporary Unemployment benefits or other benefits based on inability to work.

**B.     Housing Need Preference (25% of placements)**

Applicants receive this preference if they are:

- ◆ Currently paying more than 50% of gross income for rent; or
- ◆ Displaced involuntarily; or
- ◆ Currently living in substandard housing which has been declared unfit for habitation by a government agency (provided that the family did not cause the condition), or are homeless.

**B.     Income Mix Preference (50% of placements)**

Applicants receive this preference if:

- ◆ Family income falls within the ranges of income which are under represented in JCHA's population when compared to the eligible population of Jersey City. (See Attached Chart.)

Based on previous experience, the JCHA believes that the combination of categories A and B (above) will yield the 40% of new admissions being applicants whose income is less than 30% of median income, as required by QHWRA.

**JERSEY CITY HOUSING AUTHORITY**  
**Applicant Selection Division**  
**COMPARISON 5/18/99**

**MEDIAN INCOME**  
Source: Princeton University Computer Information File Service provided Statistics Service  
Eligible Population in Jersey City  
As of 5/99, data submitted from 1990 summary tapes unchanged.

**ELIGIBLE JERSEY CITY POPULATION**  
**TABLE 1**

FAMILY SIZE	PERCENTAGE OF FAMILIES WITHIN MEDIAN INCOME SEGMENTS			
	0-30%	31-50%	51-65%	66-80%
1	52	21	15	12
2	32	27	22	19
3	41	23	19	17
4	39	23	19	19
5	37	24	21	18
6	33	24	21	22
7 or more	37	25	16	22

**EXISTING JERSEY CITY HOUSING AUTHORITY POPULATION (5/99)**

FAMILY SIZE	PERCENTAGE OF FAMILIES WITHIN MEDIAN INCOME SEGMENTS			
	0-30%	31-50%	51-65%	66-80%
1	76	16	6	2
2	60	24	10	6
3	61	21	11	7
4	63	22	10	5
5	60	23	11	6
6	56	26	12	6
7 or more	53	31	12	4

**Source:** Data on Existing Jersey City Housing Authority Population was retrieved from JCHA Computer Information File effective 5/99.

**UNDER-REPRESENTED INCOME BRACKETS WITHIN JCHA (\*) (5/99)**

FAMILY SIZE	PERCENTAGE OF FAMILIES WITHIN MEDIAN INCOME SEGMENTS			
	0-30%	31-50%	51-65%	66-80%
1		*	*	*
2			*	*
3			*	*
4			*	*
5			*	*
6			*	*
7 or more			*	*

Under-Represented JCHA income segments when compared to the eligible population of Jersey City difference.

10/12/99

*Note: Outliers have not been excluded. (HUD defines the term "outliers" as annual household incomes below \$5,000 and above \$20,000)*

## DECONCENTRATION ANALYSIS

On December 22, 2000, the Department of Housing and Urban Development issued its Final Rule to “Deconcentrate Poverty and Promote Integration in Public Housing.” That rule required that the JCHA determine the average income of all families residing in all covered developments. That Overall Average Income (OAI) for the JCHA is \$13,009.

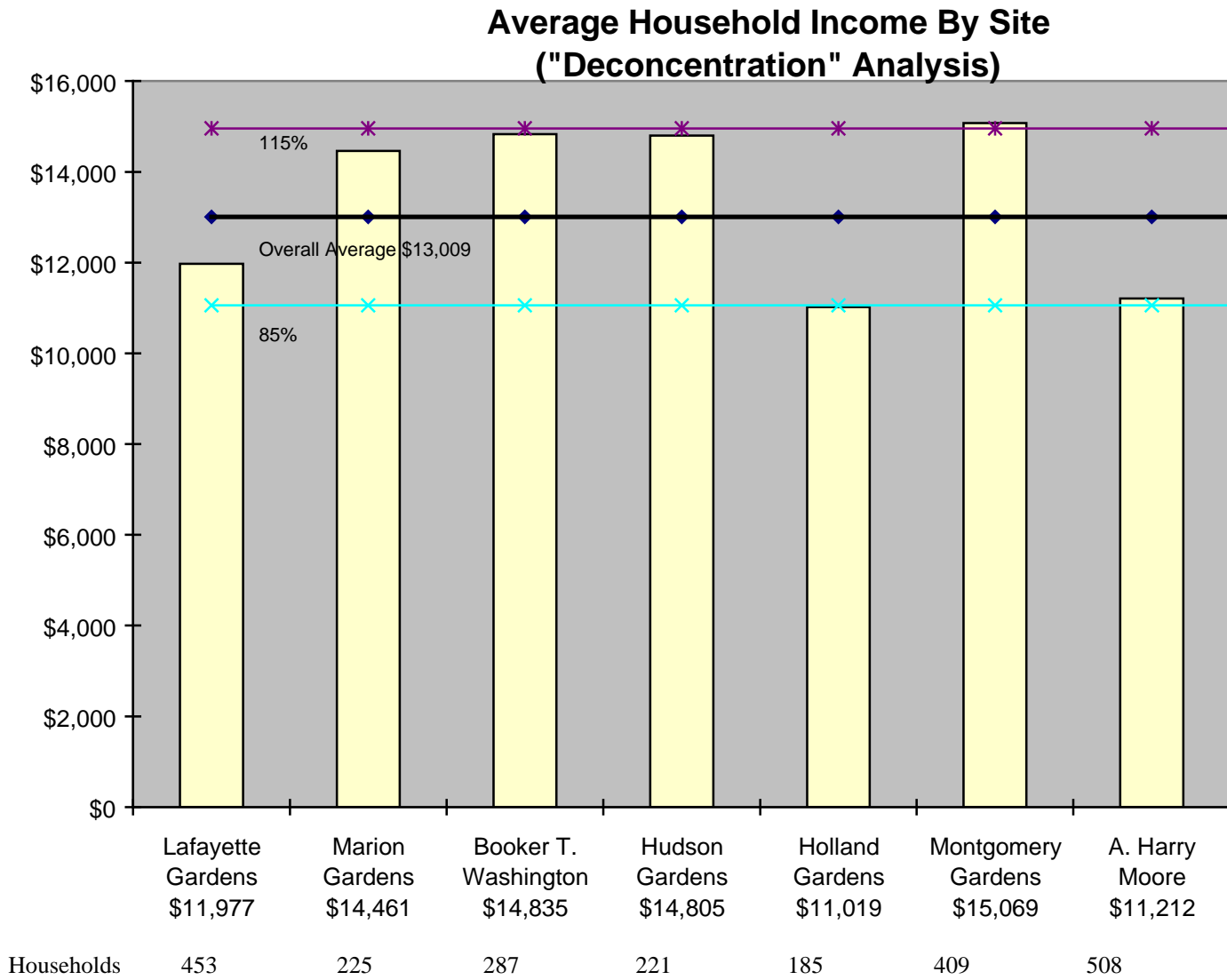
The Rule further requires that the JCHA calculate the values for the Established Income Range of 85 percent to 115 percent of the Overall Average Income (inclusive). The range for the JCHA is \$11,058 (85% of OAI) to \$14,960 (115% of OAI).

The average income of each of the JCHA developments was then calculated and is shown on the attached chart. The only JCHA development that falls below the 85% of OAI is Holland Gardens, where the average income is \$11,019 (vs. \$11,058). In order to remedy this situation and to get higher income applicants into Holland Gardens, the JCHA will use its existing local preferences (as described previously) to place higher income residents at that development.

*Note: Outliers have not been excluded. (HUD defines the term “outliers” as annual household incomes below \$5,000 and above \$20,000)*







*Note: Outliers have not been excluded. (HUD defines the term "outliers" as annual household incomes below \$5,000 and above \$20,000)*

*Note: Outliers have not been excluded. (HUD defines the term "outliers" as annual household incomes below \$5,000 and above \$20,000)*

**SECTION 11. HOMEOWNERSHIP PROGRAMS – CAPACITY STATEMENT**

In accordance with HUD's Final Rule "Section 8 Homeownership Program" (Sept. 12, 2000), the JCHA demonstrates its capacity to administer the program by satisfying one of the Rule's Criteria by the inclusion of the following provision in its Homeownership Plan:

**VI. FINANCING REQUIREMENTS**

Homeownership Program participants will learn how to locate affordable mortgage (co-op) financing and how to compare available financing options during the training/counseling sessions. In addition, throughout the Homeownership Program, JCHA staff will be available, on an as-needed basis, to facilitate the acquisition of affordable financing. However, the Homeownership Program participant will ultimately be responsible for securing mortgage (or co-op) financing for the home purchase using the following criteria:

- If mortgage (co-op loan) is not FHA-insured, then the underwriting procedures used by the lender must comply with a) NJHMFA underwriting procedures, b) secondary mortgage market underwriting requirements (e.g. Fannie Mae or Freddie Mac first-time home buyer programs), or c) generally accepted private sector underwriting standards for CRA-type loans.
- Acceptance of proposed financing and refinancing (e.g. 1<sup>st</sup> and 2<sup>nd</sup> mortgages, home equity loans, etc.) is subject to JCHA affordability review and approval

*The Following is Allowed*

- 100% (no down payment) financing is allowed (e.g. NJHMFA or VA loans)
- May use a local, State or federal subsidized financing and/or grant program if available
- Private seller financing may be allowed on a case-by-case basis subject to JCHA affordability review and approval.

*The Following is **Not** Allowed*

- Section 8 assistance can not be used for "up front" expenses, e.g. closing costs, down payment, etc.
- Financing that includes a balloon payment or variable interest rates is not allowed.

## Community Service/ Self-Sufficiency Policy

QHWRA requires that every adult public housing resident, either 1) contribute eight hours per month of community service or 2) participate in an economic or selfsufficiency program, unless he/she is exempt for reasons listed below.

- **Exemptions**

The following adult residents are exempt from this requirement:

- Senior citizens (62 years or older)
- Persons with disabilities
- Residents who care for persons with disabilities
- Employed residents or residents who are already engaged in any work activity or self-sufficiency program
- Residents receiving TANF

- **Eligible Activities**

*Community Service* may include any volunteer work that serves to improve the quality of life in the public housing community or neighborhood or larger community. The community service need not be performed at the public housing site, but more likely will be performed at schools, day care centers, neighborhood associations, or non-profit service organizations etc.

*Self-Sufficiency* may include any activity that will improve the resident family's economic well-being, including training programs and job-related activities.

- **Ineligible Activities**

Community service may not include any work activities that would normally be performed by any JCHA staff or activities of any political nature.

- **Process**

At each family's recertification the JCHA must certify that each adult family member is either exempt from the requirement or indicate what eligible activity the non-exempt resident will engage in each month for the following year. The resident is required to provide any necessary verification to establish his/her exemption from or compliance with the requirement. QHWRA requires that the JCHA not renew the family's lease if there continues to be non-compliance.

### **Community Service/ Self-Sufficiency Policy (Continued)**

Residents may perform the required self-sufficiency service in any activity that serves to increase their own self-sufficiency or economic independence; provided the activity is for at least 8 hrs./wk., every month. The following are some examples:

- **Job Search Activities**
- **Job Readiness Workshop Participation**
- **Job Training Activities**
- **Educational Activities Related to Employment**
- **Drug/Alcohol Rehabilitation Program Participation**  
(in order to be eligible for employment)

**OR:**

Residents may perform the HUD required Community Service by performing a wide variety of UNPAID activities that serve to improve the quality of life of the public housing or city-wide community. The following are some examples for discussion:

- **Educational Activities:** (assisting school staff with Board of Ed. or JCHA After School Programs, and related activities)
- **Day Care Programs:** (private programs, public school or church sponsored).
- **Child Care:** (unpaid babysitting for a non-family member for the purposes of assisting the family to become or remain employed)
- **Recreational Activities for Children:** (assisting recreation program staff with Athletic, Art or Dance , Arts & Crafts Programs being sponsored by the City, community groups, the JCHA or local faith-based organization)
- **Senior Citizen Programs:** (assisting at Senior Citizen Centers or visiting “shut in” seniors etc.)
- **Neighborhood Improvement Activities** (neighborhood “beautification” efforts, newsletters and neighborhood “watch” programs)
- **Social or Human Needs Programs** (Soup Kitchens, non-profit service organizations, voter registration, church youth programs, etc.)

**Effective Date:** April 16, 2001

## Pet Policy

The Quality Housing and Work Responsibility Act (QHWRA) allows public housing residents to own a household pet and also allows Housing Authorities to set reasonable rules regarding pet ownership in order to protect residents' health, safety and peaceful enjoyment of their homes. The JCHA therefore has drafted a Pet Policy that sets forth the rules and requirements regarding the ownership and possession of a pet.

**Permitted:** One "common household pet"\* per unit is allowed, subject to reasonable health, safety and quality of life rules.

**Prohibited:** Any animal that poses a threat to the health, safety and wellbeing of the community or poses a threat to the proper maintenance of the site. (Specific breeds/types of dogs (i.e. pit bulls, rottweilers, chow chows, boxers, chiquitas) will be prohibited, as well as any venomous, dangerous, or exotic animals.)\*\*

### Rules for Owning a Pet:

- Residents must request approval from Site Manager;
- A \$100 ownership fee is required, to cover the costs to the site related to the presence of pets. (The fee for residents who already are in possession of pets is \$25);
- Proof of license, inoculations and neutering is required;
- Residents are financially liable for any damage to JCHA property (in unit and common site areas) caused by the pet;
- Resident pet owners are responsible for properly disposing of all pet waste;
- Additional requirements will be described in the formal and more detailed Pet Policy.

### Effective Date:

The Pet Policy will take effect on April 16, 2001.

---

\*: Examples of "Common household pets" will be included in full policy.

\*\*\*: The JCHA will secure legal opinion regarding prohibition of certain breeds of dogs and other safety issues.

## Pet Policy Continued

### Implementation of the Pet Policy:

- **Permission and Prohibition:**

A Manager may refuse permission for a pet if it is considered to be a health or safety threat or if the household has a history of lease violations in the past.

- **Pet Ownership Fee:**

The \$100 non-refundable ownership fee will be used to cover the reasonable costs to the site relating to the presence of pets.

- **Enforcement:**

First violations of the new rules will result in a “Notice to Cease” (and optional conference with the Site Manager). Second and continued violations of the new rules will result in formal tenancy action in court.

All leash laws, “anti-cruelty to animals” provisions and other City Ordinances regarding the ownership and possession of a pet apply at all times. The JCHA will work closely with the JCPD to strictly enforce the local laws. Residents must support the vigorous enforcement of the all JCHA and City JCHA pet rules.

- **Disability-related Exception:**

Certain provisions of the Pet Policy do not apply to service dogs that assist persons with disabilities (i.e. “seeing eye” dogs). In such cases, the Manager may not refuse permission for the dog’s presence and the fee requirement is waived. Appropriate documentation is required, and the resident’s liability for damage and responsibility for proper waste disposal does apply.

---

\* The JCHA’s Pet Policy will describe and list the types of prohibited animals.



### **Resident Assessment Follow-up Plan**

In response to the results of the Resident Assessment survey conducted by REAC, three areas were identified that needed to be addressed by the Jersey City Housing Authority – Communications, Safety and Neighborhood Appearance.

As part of the six meetings with the Resident Advisory Board, which took place over the period of September through December, 2000, the JCHA addressed these concerns with the 30 member RAB. These issues were incorporated into the broader range of topics covered, which included all of the components of the Agency Plan. At the opening RAB meeting in September, the RAB was asked to participate in an exercise to prioritize the components of the Agency Plan, so that time could be allocated toward the issues, concerns and topics most important and relevant to residents. Of the twenty Agency Plan topics, the following five issues were ranked highest in priority:

- Safety and Security
- Communicating and Clarifying Resident Responsibilities
- Existing Site Physical Conditions
- Pest Control
- “Live Here, Lease Here” Policy

Accordingly, the agendas of the following RAB meetings were structured so as to focus on these issues. The meetings were structured to include group exercises and discussions that facilitated a great deal of input from residents, and such feedback was captured by summaries and chart for each topic.

**Resident Assessment Follow-up Plan (Con't)**

Included in TAB 18 of the JCHA's Agency Plan are the agendas for the RAB meetings that took place on September 26<sup>th</sup>, October 17<sup>th</sup>, October 26<sup>th</sup>, November 9<sup>th</sup>, November 14<sup>th</sup> and December 6<sup>th</sup>. Also included in TAB 18 is a summary of the points of discussions, draft policies and recommendations of the RAB concerning the above listed and other Agency Plan topics, as well as the "resident comments" that were summarized in the attached meeting minutes.

These summary pieces, therefore, constitute the JCHA's "response to the RASS survey", and most importantly, are the basis for the JCHA's actions in the upcoming year which will be taken with the intention of resolving issues and addressing problems that will engender "resident satisfaction".

12/20/00

aa/D:Agency Plan 2001/RASS Response.doc

# *Resident Membership of PHA*

## *Governing Board*

### **Board of Commissioners**

Chairwoman Sheila Mosby

Appointed by Mayor, Term: 1/13/97—5/16/02

Vice-Chairman William Macchi

Commissioner Irene Carson

Appointed by Governor, Term: 9/92—at pleasure of Governor

Commissioner Lillian Equipado

Honorable Bret Schundler, Mayor of Jersey City  
(As JCHA Commissioner)

Commissioner Arthur J. Williams

Commissioner Della Womack

Appointed by Mayor, Term: 8/13/97—5/16/02

Executive Director, Robert J. Rigby

*“Building a Partnership with Communities”*

<b><i>Lafayette Gardens:</i></b>	Irene Carson	Mary Jackson	Antoinette Hill
<b><i>Marion Gardens:</i></b>	Dot Dickson Daisey Fraiser	Rodney Jones	Kimberly Ross
<b><i>Booker T. Washington Apts.:</i></b>	Ethel Jones	Joyce Roberts	Jerome Hemingway
<b><i>Hudson Gardens:</i></b>	Michael Esposito Nelida Adorno	Jacqueline Howell	Anna Estrada
<b><i>Holland Gardens:</i></b>	Crystal Harding Sylvia Fluellen	Annette Butler	Sharon Bronner
<b><i>Montgomery Gardens:</i></b>	Catherine Todd	Doris Maxwell	Mary Clark
<b><i>A. Harry Moore Apts:</i></b>	Sylvia Wright Dorothy Funches	Mildred Gosa Dolores Wilson	Willamenia Tilly
<b><i>Curries Woods Apts.:</i></b>	Loretta Mosby	Willamae Tucker	Debra Reid-Davis
<b><i>Dwight Street Homes:</i></b>	Ira Jackson	Michelle Greene	Barbara Houser
<b><i>Berry Gardens:</i></b>	John Lovely Pauline Bland	Gordon Payton Thalia Jackson	Frank Drousch David Porter
<b><i>Thomas J. Stewart Apts:</i></b>	Juanita Sanchez Karleen Queeney	Esperanza Machado	Juan Morales
<b><i>Section 8:</i></b>	Vicky DeTore Gabriel Sanchez Catherine Jarvis Betsy Padilla	Harry Azzarello Joan Przybojewski Fathma Woods	Margaret Fulton Dennis Day Lucille Campbell

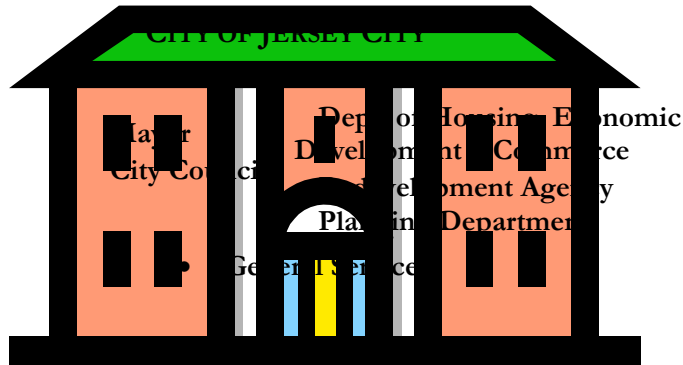
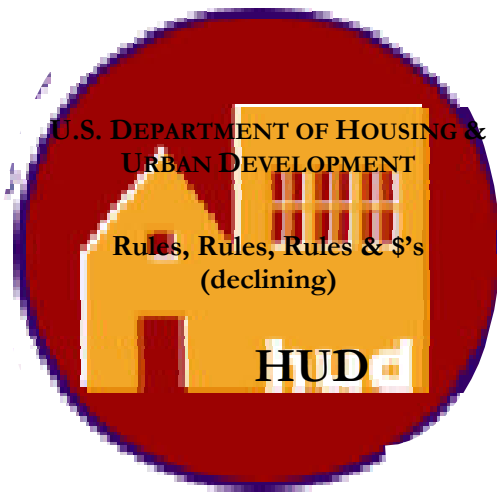
**Progress on Achieving the JCHA's Strategic Goals****Highlights of accomplishments regarding the JCHA's Five Year Strategic Goals:**

*(More details and specifics can be found in the HOPE VI Quarterly Reports, the Self-Sufficiency Midterm Report and the PHAS Scores covering the period of April 1, 2000 through December 31, 2000).*

- At Curries Woods: Completion of Phase III (18) townhouses; construction start of Community Revitalization Center; selection of Developer for Phases IV (44) and V (85) townhouses; site plan finalized.
- At Dwight Street Homes: Developer selected for Phase II townhouses and design of homes begun; Homeownership Program in place; three homes sold to public housing families.
- At Lafayette Village: Mixed-Finance Plan approved by HUD; Project Closing in June '00; construction started for 124 units.
- At A. Harry Moore Apartments, demolition of first building completed; pre-demolition activities begun at second building; approval and funding secured for demolition of third building; on-going meetings with the site's Resident Management Corporation to develop Revitalization Plan.
- At Lafayette Gardens: Master Planner Team selected; preliminary revitalization plans begun; two site-wide resident meetings and two community-wide meetings held to discuss preliminary plans.
- Improved PHAS Physical Inspection Scores at all JCHA sites;
- Newly implemented Apartment Inspection Program;
- Newly implemented Apartment Painting Program;
- Newly implemented Pest Control Staff Training Program, and
- Revised Residential Lease to incorporate new QHWRA provisions and greater resident responsibility.
- Achievement of mid-term employment goals at Curries Woods (from 35% to 50% of households are now employed; TANF reduction also on target).
- Continuing success in both Section 3 and Trade Apprenticeship Programs (HUD's "Best Practice" Award for the JCHA's Section 3 initiatives).

# JERSEY CITY HOUSING AUTHORITY

## ORGANIZATIONAL ENVIRONMENT



## JCHA

### Rental Assistance

Housing Vouchers,  
2,100

Set Aside Vouchers,  
700

HUD contracts  
oversight: 350  
Affordable Housing  
2 sites, 130 du

### Public Housing

#### Resident Organizations

Existing Developments  
10 sites, 3,080 du

Major Reconstruction:  
1 site, 710 du

New Developments:  
3 sites, 305 du

Planning stages:  
2 sites, 1,150 du

Special Programs:  
Security, After School,  
Self-Sufficiency, Trade  
Apprenticeships & Home-  
ownership Initiatives

### STATE OF NEW JERSEY

- Enabling legislation for PHA Corporation
- Tenant-landlord legislation
- Department of Community Affairs (Building Codes & Special Redevelopment Grants)
- Housing Mortgage & Finance Agency (Tax credits)

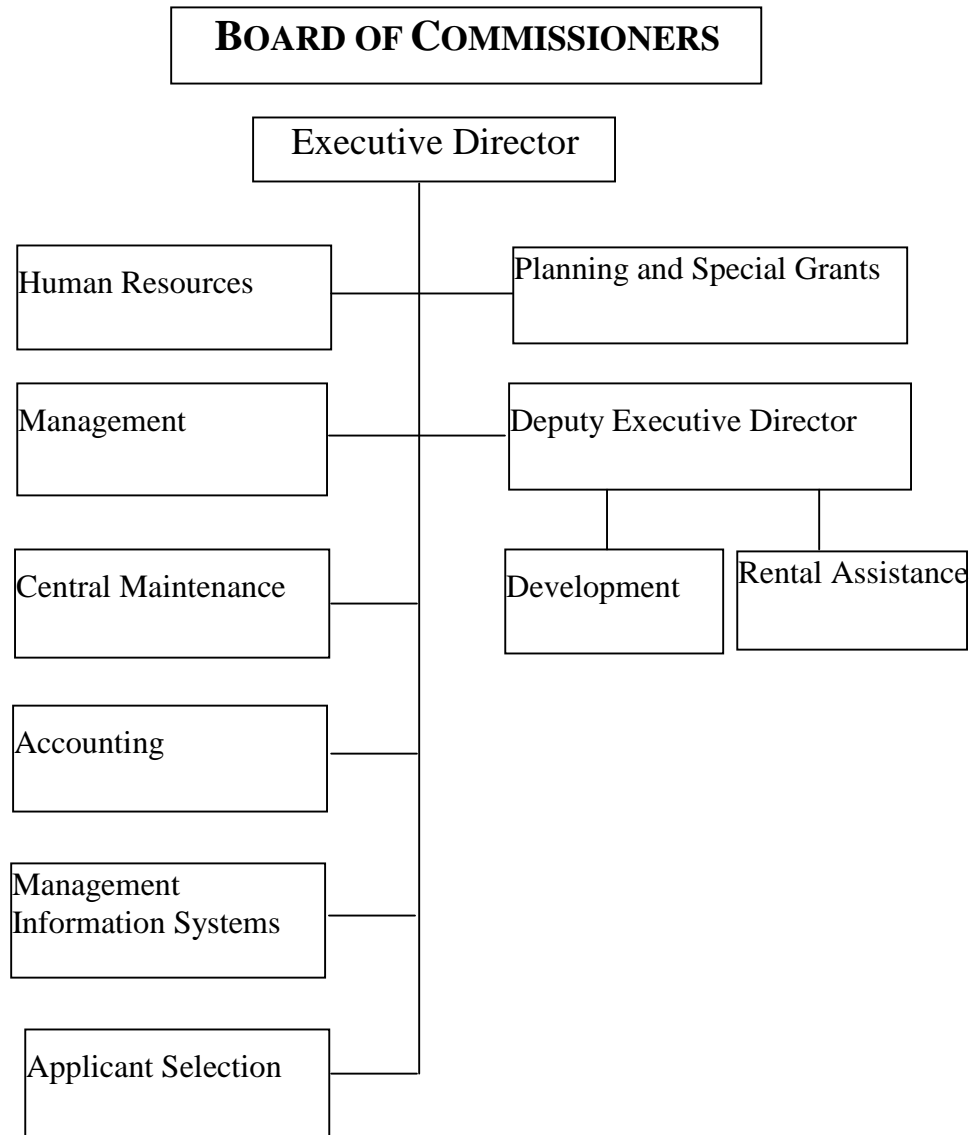
- Private Sector Developers and Managers
- Local Banks

Local Supporting Partners for Training, Education, Employment, Child Care and Homeownership Counseling Programs

# Jersey City Housing Authority

## Organizational Chart

---





## 5-Year Action Plan Capital Fund 2001

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

int, it mus  
and doe  
resource

# Jersey City Housing Authority

# 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-1	Lafayette Gardens	12	2.50%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$236,000	2002
Vacancy/Apartment Refurbishment				\$40,000	2002
Painting Halls/Stairs				\$80,000	2002
Plastering Work Items				\$200,000	2002
Facility Masonry Repair				\$100,000	2002
Apartment Painting				\$40,000	2002
Boiler Upgrade/Tube Replacement				\$140,000	2002
Heating/Boiler Refurbishing				\$136,000	2002
Pump Refurb/Zone Control				\$140,000	2002
Interior Steam & Return Line				\$360,000	2002
Interior Sewer Cleaning				\$100,000	2002
Utility Monitoring System				\$100,000	2002
Electric: Upgrade/Rewire Apartments				\$100,000	2002
Electric: Exterior Security Lighting				\$80,000	2002
Fire Alarm System Upgrade				\$100,000	2002
Site Improvements				\$236,000	2002
Underground Utility: Steam/Return				\$750,000	2002
Underground Utility: Electric/Panels				\$225,000	2002
Underground Utility: Sewers				\$380,000	2002
Sewers: TV Survey/Cleaning				\$60,000	2002
Kitchen Mod				\$320,000	2002
Bathroom Mod				\$20,000	2002
Apartment Tiling				\$10,000	2002
Stairwell Tiling				\$225,000	2002
Apartment Window Replacement				\$900,000	2002
Hallway Window Replacement				\$150,000	2002
Electric: Apt. Distribution Panels/Risers				\$60,000	2002
Electric: Main Electrical Service/Transformers/Switchgear				\$50,000	2003
Boiler/Equipment Make-Up Tank Refurb				\$133,000	2002
Plumbing: Stack/Basement Pipe Replacement				\$158,000	2002
Pipe Insulation/Cathodic Protection				\$150,000	2002
Janitorial Utility Room				\$33,000	2004
Radiator Valves Trap/Element Replacement				\$75,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Lobby Repair/Upgrade & Intercoms				\$750,000	2002
Ranges & Refrigerators				\$80,000	2002
Community Hall Refurb/Construction				\$20,000	2002
504 Accessibility Compliance				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$6,857,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding may and will be utilized to address all of the housing authority's capital improvement needs.

nt, it mus  
nd doe  
esource

# Jersey City Housing Authority

# 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-2	Marion Gardens	8	3.35%		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$120,000	2002
Vacancy/Apartment Refurbishment				\$120,000	2002
Plastering Work Items				\$120,000	2002
Facility Masonry Repair				\$80,000	2002
Apartment Painting				\$120,000	2002
Boiler Upgrade/Tube Replacement				\$160,000	2002
Pump Refurb/Zone Control				\$80,000	2002
Interior Sewer Cleaning				\$60,000	2002
Hot Water System/Convactor Piping				\$120,000	2002
Utility Monitoring System				\$40,000	2002
Electric: Exterior Security Lighting				\$120,000	2002
Fire Alarm System Upgrade				\$80,000	2002
Site Improvements				\$200,000	2002
Sewers: TV Survey/Cleaning				\$30,000	2002
Kitchen Mod				\$200,000	2002
Bathroom Mod				\$55,000	2002
Apartment Tiling				\$30,000	2002
Apartment Window Replacement				\$675,000	2002
Boiler/Equipment Replace Gas/Oil Burner Combination				\$190,000	2002
Pipe Insulation/Cathodic Protection				\$85,000	2002
Roof Repair/Replacement				\$600,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Lobby Repair/Upgrade				\$250,000	2002
Ranges & Refrigerators				\$80,000	2002
Community Hall Refurb/Construction				\$27,000	2002
504 Accessibility Compliance				\$10,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$3,752,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding may be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource

# Jersey City Housing Authority

# 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-3	Booker T. Washington Apts	5	1.72%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$40,000	2002
Facility Doors: Interior & Exterior				\$80,000	2002
Vacancy/Apartment Refurbishment				\$60,000	2002
Painting Halls/Stairs				\$80,000	2002
Plastering Work Items				\$80,000	2002
Facility Masonry Repair				\$80,000	2002
Apartment Painting				\$20,000	2002
Boiler Upgrade/Tube Replacement				\$60,000	2002
Heating/Boiler Refurbishing				\$60,000	2002
Pump Refurb/Zone Control				\$80,000	2002
Interior Steam & Return Line				\$160,000	2002
Interior Sewer Cleaning				\$60,000	2002
Utility Monitoring System				\$80,000	2002
Electric: Upgrade/Rewire Apartments				\$120,000	2002
Electric: Exterior Security Lighting				\$48,000	2002
Fire Alarm System Upgrade				\$40,000	2002
Site Improvements				\$60,000	2002
Underground Utility: Electric/Panels				\$30,000	2002
Apartment Tiling				\$35,000	2002
Stairwell Tiling				\$30,000	2002
Pipe Insulation/Cathodic Protection				\$150,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Painting Halls/Stairs				\$20,000	2002
Ranges & Refrigerators				\$80,000	2002
Community Hall Refurb/Construction				\$30,000	2002
504 Accessibility Compliance				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$1,623,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding may be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource



# Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development
NJ 9-7	Booker T. Washington Annex		
Description of Needed Physical Improvements or Management Improvements			
Estimated Cost			Date (HA Fiscal Year)
Roof Repair/Tuckpointing			\$32,000
Facility Doors: Interior & Exterior			\$32,000
Vacancy/Apartment Refurbishment			\$80,000
Plastering Work Items			\$20,000
Facility Masonry Repair			\$28,000
Apartment Painting			\$20,000
Pump Refurb/Zone Control			\$80,000
Interior Steam & Return Line			\$80,000
Interior Sewer Cleaning			\$32,000
Utility Monitoring System			\$32,000
Fire Alarm System Upgrade			\$20,000
Site Improvements			\$22,000
Sewers: TV Survey/Cleaning			\$5,000
Kitchen Mod			\$360,000
Apartment Tiling			\$20,000
Pipe Insulation/Cathodic Protection			\$60,000
Fire Escapes: Replace, Refurb, Paint			\$10,000
Ranges & Refrigerators			\$20,000
<b>Total Estimated Cost Over Next 5 Years</b>			<b>\$953,000</b>

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource

# Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-4	Hudson Gardens	4	1.83%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$40,000	2002
Vacancy/Apartment Refurbishment				\$30,000	2002
Painting Halls/Stairs				\$20,000	2002
Plastering Work Items				\$10,000	2002
Facility Masonry Repair				\$40,000	2002
Apartment Painting				\$10,000	2002
Heating/Boiler Refurbishing				\$60,000	2002
Pump Refurb/Zone Control				\$120,000	2002
Interior Steam & Return Line				\$60,000	2002
Interior Sewer Cleaning				\$60,000	2002
Utility Monitoring System				\$40,000	2002
Electric: Exterior Security Lighting				\$32,000	2002
Fire Alarm System Upgrade				\$32,000	2002
Site Improvements				\$30,000	2002
Sewers: TV Survey/Cleaning				\$15,000	2002
Apartment Window Replacement				\$825,000	2002
Boiler/Equipment Make-Up Tank Refurb				\$90,000	2002
Boiler Room Stack/Breeching				\$20,000	2002
Hot Water Heating System Upgrade				\$152,000	2002
Pipe Insulation				\$90,000	2001
Radiator Valves Trap/Element Replace				\$175,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Painting Halls/Stairs				\$10,000	2002
Ranges & Refrigerators				\$40,000	2002
504 Accessibility Compliance				\$10,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$2,111,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, be understood that this Plan includes all estimated capital improvements over the course of the next five years and not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding may be utilized to address all of the housing authority's capital improvement needs.

nt, it mus  
nd doe  
esource

# Jersey City Housing Authority

# 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-5	Holland Gardens	4	2.17%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$60,000	2002
Facility Doors: Interior & Exterior				\$60,000	2002
Vacancy/Apartment Refurbishment				\$100,000	2002
Painting Halls/Stairs				\$60,000	2002
Plastering Work Items				\$60,000	2002
Facility Masonry Repair				\$40,000	2002
Apartment Painting				\$20,000	2002
Heating/Boiler Refurbishing				\$60,000	2002
Pump Refurb/Zone Control				\$100,000	2002
Interior Steam & Return Line				\$72,000	2002
Interior Sewer Cleaning				\$32,000	2002
Utility Monitoring System				\$40,000	2002
Electric: Exterior Security Lighting				\$40,000	2001
Fire Alarm System Upgrade				\$28,000	2001
Site Improvements				\$125,000	2002
Sewers: TV Survey/Cleaning				\$15,000	2002
Boiler Room Stack/Breeching				\$20,000	2002
Pipe Insulation				\$120,000	2001
Radiator Valves Trap/Element Replacement				\$200,000	2002
Fire Escapes: Replace, Refurb, Repaint				\$25,000	2004
Ranges & Refrigerators				\$40,000	2002
504 Accessibility Compliance				\$5,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$1,322,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may be utilized to address all of the housing authority's capital improvement needs.

nt, it mus  
nd doe  
esource

# Jersey City Housing Authority

# 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-6	Montgomery Gardens	2	0.39%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$120,000	2002
Vacancy/Apartment Refurbishment				\$120,000	2002
Painting Halls/Stairs				\$160,000	2002
Plastering Work Items				\$120,000	2002
Facility Masonry Repair				\$180,000	2002
Apartment Painting				\$100,000	2002
Elevator Shaft & Control Room Wiring				\$300,000	2002
Boiler Upgrade/Tube Replacement				\$200,000	2002
Pump Refurb/Zone Control				\$180,000	2002
Interior Steam & Return Line				\$120,000	2002
Interior Sewer Cleaning				\$72,000	2002
Compactor System Refurbishment				\$120,000	2002
Utility Monitoring System				\$120,000	2002
Electric: Upgrade/Rewire Apartments				\$60,000	2002
Electric: Exterior Security Lighting				\$120,000	2002
Fire Alarm System Upgrade				\$80,000	2002
Site Improvements				\$200,000	2002
Underground Utility: Steam/Return				\$485,000	2002
Kitchen Mod				\$1,300,000	2002
Bathroom Mod				\$200,000	2001
Apartment Tiling				\$5,000	2001
Stairwell Tiling				\$5,000	2002
Boiler Replacement				\$500,000	2001
Boiler Room Stack/Breeching				\$25,000	2002
Pipe Insulation				\$240,000	2002
Gas Line Replacement: Basement Main/Risers				\$340,000	2002
Lobby Design & Prototype				\$1,920,000	2001
Elevator: Cab Refurb/Security Cameras				\$250,000	2002
Elevator: Door and Frame Replacement				\$60,000	2002
Ranges & Refrigerators				\$100,000	2002
504 Accessibility Compliance				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$7,902,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, be understood that this Plan includes all estimated capital improvements over the course of the next five years and not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding may and will be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource



# Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-9	A. Harry Moore Apts.	40*	10.05%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Painting Halls/Stairs				\$20,000	2001
Demolition, Associated Relocation and Refurbishment Costs				\$4,800,000	2001
*Due to relocation of residents for purposes of ongoing and scheduled demolition.					
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$4,820,000</b>	

# Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-10	Curries Woods	4	1.16%		
Description of Needed Physical Improvements or Management Impro				Estimated Cost	Date (HA Fiscal Year)
Vacancy/Apartment Refurbishment				\$20,000	2002
Painting Halls/Stairs				\$10,000	2002
Plastering Work Items				\$20,000	2002
Apartment Painting				\$20,000	2002
Demolition				\$1,700,000	2001
Total Estimated Cost Over Next 5 Years				\$1,770,000	

## 5-Year Action Plan Capital Fund 2001

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource

# Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development
NJ 9-14	Thomas J. Stewart Apts.	2	2.95%
Description of Needed Physical Improvements or Management Impr		Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing		\$20,000	2002
Painting Halls/Stairs		\$60,000	2002
Plastering Work Items		\$20,000	2002
Facility Masonry Repair		\$20,000	2002
Apartment Painting		\$40,000	2002
Elevator Shaft and Control Room Wiring		\$20,000	2002
Heating/Boiler Refurbishing		\$20,000	2002
Compactor System Refurbishment		\$12,000	2002
Ranges & Refrigerators		\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>		<b>\$232,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding may and will be utilized to address all of the housing authority's capital improvement needs.

unt, it mus  
and doe  
resource

# Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables			
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development
N.J. 9-15/18	Berry Gardens III & IV		
Description of Needed Physical Improvements or Management Impro		Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing		\$40,000	2002
Vacancy/Apartment Refurbishment		\$20,000	2002
Painting Halls/Stairs		\$20,000	2002
Plastering Work Items		\$20,000	2002
Facility Masonry Repair		\$20,000	2002
Apartment Painting		\$20,000	2002
Elevator Shaft and Control Room Wiring		\$20,000	2002
Pump Refurb/Zone Control		\$260,000	2002
Interior Sewer Cleaning		\$12,000	2002
Compactor System Refurbishment		\$12,000	2002
Electric: Exterior Security Lighting		\$40,000	2002
Site Improvements		\$55,000	2003
Sewers: TV Survey/Cleaning		\$5,000	2002
Bathroom Modernization		\$5,000	2002
Apartment/Hallway Floor Refurb		\$10,000	2001
Ranges & Refrigerators		\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>		<b>\$579,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource



## 5-Year Action Plan Capital Fund 2001

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it should be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

it, it mus  
nd doe  
esource



# Jersey City Housing Authority

# 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-1	Lafayette Gardens	12	2.50%		
Description of Needed Physical Improvements or Management Improv				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$236,000	2002
Vacancy/Apartment Refurbishment				\$40,000	2002
Painting Halls/Stairs				\$80,000	2002
Plastering Work Items				\$200,000	2002
Facility Masonry Repair				\$100,000	2002
Apartment Painting				\$40,000	2002
Boiler Upgrade/Tube Replacement				\$140,000	2002
Heating/Boiler Refurbishing				\$136,000	2002
Pump Refurb/Zone Control				\$140,000	2002
Interior Steam & Return Line				\$360,000	2002
Interior Sewer Cleaning				\$100,000	2002
Utility Monitoring System				\$100,000	2002
Electric: Upgrade/Rewire Apartments				\$100,000	2002
Electric: Exterior Security Lighting				\$80,000	2002
Fire Alarm System Upgrade				\$100,000	2002
Site Improvements				\$236,000	2002
Underground Utility: Steam/Return				\$750,000	2002
Underground Utility: Electric/Panels				\$225,000	2002
Underground Utility: Sewers				\$380,000	2002
Sewers: TV Survey/Cleaning				\$60,000	2002
Kitchen Mod				\$320,000	2002
Bathroom Mod				\$20,000	2002
Apartment Tiling				\$10,000	2002
Stairwell Tiling				\$225,000	2002
Apartment Window Replacement				\$900,000	2002
Hallway Window Replacement				\$150,000	2002
Electric: Apt. Distribution Panels/Risers				\$60,000	2002
Electric: Main Electrical Service/Transformers/Switchgear				\$50,000	2003
Boiler/Equipment Make-Up Tank Refurb				\$133,000	2002
Plumbing: Stack/Basement Pipe Replacement				\$158,000	2002
Pipe Insulation/Cathodic Protection				\$150,000	2002
Janitorial Utility Room				\$33,000	2004
Radiator Valves Trap/Element Replacement				\$75,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Lobby Repair/Upgrade & Intercoms				\$750,000	2002
Ranges & Refrigerators				\$80,000	2002
Community Hall Refurb/Construction				\$20,000	2002
504 Accessibility Compliance				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$6,857,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

Jersey City Housing Authority	5-Year Action Plan Capital Fund 2001
-------------------------------	---

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-2	Marion Gardens	8	3.35%		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$120,000	2002
Vacancy/Apartment Refurbishment				\$120,000	2002
Plastering Work Items				\$120,000	2002
Facility Masonry Repair				\$80,000	2002
Apartment Painting				\$120,000	2002
Boiler Upgrade/Tube Replacement				\$160,000	2002
Pump Refurb/Zone Control				\$80,000	2002
Interior Sewer Cleaning				\$60,000	2002
Hot Water System/Convactor Piping				\$120,000	2002
Utility Monitoring System				\$40,000	2002
Electric: Exterior Security Lighting				\$120,000	2002
Fire Alarm System Upgrade				\$80,000	2002
Site Improvements				\$200,000	2002
Sewers: TV Survey/Cleaning				\$30,000	2002
Kitchen Mod				\$200,000	2002
Bathroom Mod				\$55,000	2002
Apartment Tiling				\$30,000	2002
Apartment Window Replacement				\$675,000	2002
Boiler/Equipment Replace Gas/Oil Burner Combination				\$190,000	2002
Pipe Insulation/Cathodic Protection				\$85,000	2002
Roof Repair/Replacement				\$600,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Lobby Repair/Upgrade				\$250,000	2002
Ranges & Refrigerators				\$80,000	2002
Community Hall Refurb/Construction				\$27,000	2002
504 Accessibility Compliance				\$10,000	2002

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-3	Booker T. Washington Apts.	5	1.72%		
Description of Needed Physical Improvements or Management Improvement				Estimated Cost	Date (HA Fiscal Year)
Rooftop Repair/Tuckpointing				\$40,000	2002
Facility Doors: Interior & Exterior				\$80,000	2002
Vacancy/Apartment Refurbishment				\$60,000	2002
Painting Halls/Stairs				\$80,000	2002
Plastering Work Items				\$80,000	2002
Facility Masonry Repair				\$80,000	2002
Apartment Painting				\$20,000	2002
Boiler Upgrade/Tube Replacement				\$60,000	2002
Heating/Boiler Refurbishing				\$60,000	2002
Pump Refurb/Zone Control				\$80,000	2002
Interior Steam & Return Line				\$160,000	2002
Interior Sewer Cleaning				\$60,000	2002
Utility Monitoring System				\$80,000	2002
Electric: Upgrade/Rewire Apartments				\$120,000	2002
Electric: Exterior Security Lighting				\$48,000	2002
Fire Alarm System Upgrade				\$40,000	2002
Site Improvements				\$60,000	2002
Underground Utility: Electric/Panels				\$30,000	2002
Apartment Tiling				\$35,000	2002
Stairwell Tiling				\$30,000	2002
Pipe Insulation/Cathodic Protection				\$150,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Painting Halls/Stairs				\$20,000	2002
Ranges & Refrigerators				\$80,000	2002
Community Hall Refurb/Construction				\$30,000	2002
504 Accessibility Compliance				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$1,623,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-7	Booker T. Washington Annex				
Description of Needed Physical Improvements or Management Improv				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$32,000	2002
Facility Doors: Interior & Exterior				\$32,000	2002
Vacancy/Apartment Refurbishment				\$80,000	2002
Plastering Work Items				\$20,000	2002
Facility Masonry Repair				\$28,000	2002
Apartment Painting				\$20,000	2002
Pump Refurb/Zone Control				\$80,000	2002
Interior Steam & Return Line				\$80,000	2002
Interior Sewer Cleaning				\$32,000	2002
Utility Monitoring System				\$32,000	2002
Fire Alarm System Upgrade				\$20,000	2002
Site Improvements				\$22,000	2002
Sewers: TV Survey/Cleaning				\$5,000	2002
Kitchen Mod				\$360,000	2002
Apartment Tiling				\$20,000	2002
Pipe Insulation/Cathodic Protection				\$60,000	2002
Fire Escapes: Replace, Refurb, Paint				\$10,000	2002
Ranges & Refrigerators				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$953,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-4	Hudson Gardens	4	1.83%		
Description of Needed Physical Improvements or Management Improv				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$40,000	2002
Vacancy/Apartment Refurbishment				\$30,000	2002
Painting Halls/Stairs				\$20,000	2002
Plastering Work Items				\$10,000	2002
Facility Masonry Repair				\$40,000	2002
Apartment Painting				\$10,000	2002
Heating/Boiler Refurbishing				\$60,000	2002
Pump Refurb/Zone Control				\$120,000	2002
Interior Steam & Return Line				\$60,000	2002
Interior Sewer Cleaning				\$60,000	2002
Utility Monitoring System				\$40,000	2002
Electric: Exterior Security Lighting				\$32,000	2002
Fire Alarm System Upgrade				\$32,000	2002
Site Improvements				\$30,000	2002
Sewers: TV Survey/Cleaning				\$15,000	2002
Apartment Window Replacement				\$825,000	2002
Boiler/Equipment Make-Up Tank Refurb				\$90,000	2002
Boiler Room Stack/Breeching				\$20,000	2002
Hot Water Heating System Upgrade				\$152,000	2002
Pipe Insulation				\$90,000	2001
Radiator Valves Trap/Element Replace				\$175,000	2002
Fire Escapes: Replace, Refurb, Paint				\$20,000	2002
Painting Halls/Stairs				\$10,000	2002
Ranges & Refrigerators				\$40,000	2002
504 Accessibility Compliance				\$10,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$2,111,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.



Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-5	Holland Gardens	4	2.17%		
Description of Needed Physical Improvements or Management Improvements				Estimated Cost	Date (HA Fiscal Year)
Roof Repair/Tuckpointing				\$60,000	2002
Facility Doors: Interior & Exterior				\$60,000	2002
Vacancy/Apartment Refurbishment				\$100,000	2002
Painting Halls/Stairs				\$60,000	2002
Plastering Work Items				\$60,000	2002
Facility Masonry Repair				\$40,000	2002
Apartment Painting				\$20,000	2002
Heating/Boiler Refurbishing				\$60,000	2002
Pump Refurb/Zone Control				\$100,000	2002
Interior Steam & Return Line				\$72,000	2002
Interior Sewer Cleaning				\$32,000	2002
Utility Monitoring System				\$40,000	2002
Electric: Exterior Security Lighting				\$40,000	2001
Fire Alarm System Upgrade				\$28,000	2001
Site Improvements				\$125,000	2002
Sewers: TV Survey/Cleaning				\$15,000	2002
Boiler Room Stack/Breeching				\$20,000	2002
Pipe Insulation				\$120,000	2001
Radiator Valves Trap/Element Replacement				\$200,000	2002
Fire Escapes: Replace, Refurb, Repaint				\$25,000	2004
Ranges & Refrigerators				\$40,000	2002
504 Accessibility Compliance				\$5,000	2002

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

Jersey City Housing Authority	5-Year Action Plan Capital Fund 2001
-------------------------------	---

## 5-Year Action Plan Capital Fund 2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-6	Montgomery Gardens	2	0.39%		
Description of Needed Physical Improvements or Management Improvement				Estimated Cost	Date (HA Fiscal Year)
Rooftop Repair/Tuckpointing				\$80,000	2002
Facility Doors: Interior & Exterior				\$120,000	2002
Vacancy/Apartment Refurbishment				\$120,000	2002
Painting Halls/Stairs				\$160,000	2002
Plastering Work Items				\$120,000	2002
Facility Masonry Repair				\$180,000	2002
Apartment Painting				\$100,000	2002
Elevator Shaft & Control Room Wiring				\$300,000	2002
Boiler Upgrade/Tube Replacement				\$200,000	2002
Pump Refurb/Zone Control				\$180,000	2002
Interior Steam & Return Line				\$120,000	2002
Interior Sewer Cleaning				\$72,000	2002
Compactor System Refurbishment				\$120,000	2002
Utility Monitoring System				\$120,000	2002
Electric: Upgrade/Rewire Apartments				\$60,000	2002
Electric: Exterior Security Lighting				\$120,000	2002
Fire Alarm System Upgrade				\$80,000	2002
Site Improvements				\$200,000	2002
Underground Utility: Steam/Return				\$485,000	2002
Kitchen Mod				\$1,300,000	2002
Bathroom Mod				\$200,000	2001
Apartment Tiling				\$5,000	2001
Stairwell Tiling				\$5,000	2002
Boiler Replacement				\$500,000	2001
Boiler Room Stack/Breeching				\$25,000	2002
Pipe Insulation				\$240,000	2002
Gas Line Replacement: Basement Main/Risers				\$340,000	2002
Lobby Design & Prototype				\$1,920,000	2001
Elevator: Cab Refurb/Security Cameras				\$250,000	2002
Elevator: Door and Frame Replacement				\$60,000	2002
Ranges & Refrigerators				\$100,000	2002
504 Accessibility Compliance				\$20,000	2002
<b>Total Estimated Cost Over Next 5 Years</b>				<b>\$7,902,000</b>	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

## 5-Year Action Plan Capital Fund 2001

01/17/2001

## 5-Year Action Plan Capital Fund 2001

01/17/2001

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-11	Berry Gardens I & II	6	1.69%		
Description of Needed Physical Improvements or Management Improv				Estimated Cost	Date (HA Fiscal Year)
	Roof Repair/Tuckpointing			\$40,000	2002
	Vacancy/Apartment Refurbishment			\$10,000	2003
	Painting Halls/Stairs			\$40,000	2002
	Plastering Work Items			\$80,000	2002
	Facility Masonry Repair			\$80,000	2002
	Elevator Shaft and Control Room Wiring			\$60,000	2001
	Pump Refurb/Zone Control			\$72,000	2002
	Interior Steam & Return Line			\$140,000	2002
	Interior Sewer Cleaning			\$32,000	2002
	Compactor System Refurb			\$20,000	2002
	Utility Monitoring System			\$20,000	2002
	Electric: Exterior Security Lighting			\$60,000	2002
	Fire Alarm System Upgrade			\$20,000	2002
	Sewers: TV Survey/Cleaning			\$16,000	2002
	Kitchen Modernization			\$750,000	2002
	Bathroom Modernization			\$480,000	2002
	Apartment Window Study/Partial Replacement			\$2,250,000	2001
	Electric: Hall Distribution Panels			\$15,000	2002
	Pipe Insulation			\$240,000	2002
	Elevator Cab Replacement			\$50,000	2002
	Fire Pump Refurbishment			\$135,000	2002
	Ranges & Refrigerators			\$40,000	2002
Total Estimated Cost Over Next 5 Years				\$4,650,000	

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.



Jersey City Housing Authority

## 5-Year Action Plan Capital Fund 2001

[illegible]

**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.

Optional 5-Year Action Plan Tables					
Development Number	Development Name (or indicate PHA-Wide)	Number Vacant Units	% Vacancies in Development		
NJ 9-20	Dwight Street Homes	5	5.43%		
Description of Needed Physical Improvements or Management Improv				Estimated Cost	Date (HA Fiscal Year)
	Roof Repair/Siding			\$20,000	2002
	Facility Doors: Interior & Exterior			\$20,000	2002
	Facility Masonry Repair			\$20,000	2002
	Heating/Boiler Refurbishing			\$20,000	2002
	Electric: Rewire Apartments			\$12,000	2002
	Site Improvements			\$10,000	2002
	Kitchen Mod			\$5,000	2002
	Bathroom Mod			\$3,000	2002
	Domestic Hot Water Heaters			\$8,000	2002
	Roof Repair/Siding			\$10,000	2002
	Ranges & Refrigerators			\$8,000	2002
Total Estimated Cost Over Next 5 Years				\$136,000	

[  
**Note:** Although cost estimates on Years 2 through 5 on the Five Year Plan exceed the estimated formula amount, it must be understood that this Plan includes all estimated capital improvements over the course of the next five years and does not necessarily mean that these work items will be funded through the Capital Fund Program, but other funding resources may and will be utilized to address all of the housing authority's capital improvement needs.



# Public Housing Drug Elimination Program Plan

**Note: THIS PHDEP Plan template (HUD 50075-PHDEP Plan) is to be completed in accordance with Instructions located in applicable PIH Notices.**

## Annual PHDEP Plan Table of Contents:

1. General Information/History
2. PHDEP Plan Goals/Budget
3. Milestones
4. Certifications

## Section 1: General Information/History

**A. Amount of PHDEP Grant** \$801,822

**B. Eligibility type (Indicate with an "x")** N1 \_\_\_\_\_ N2 \_\_\_\_\_ R X

**C. FFY in which funding is requested** 2000

### **D. Executive Summary of Annual PHDEP Plan**

In the space below, provide a brief overview of the PHDEP Plan, including highlights of major initiatives or activities undertaken. It may include a description of the expected outcomes. The summary must not be more than five (5) sentences long

SEE ATTACHED

### **E. Target Areas**

Complete the following table by indicating each PHDEP Target Area (development or site where activities will be conducted), the total number of units in each PHDEP Target Area, and the total number of individuals expected to participate in PHDEP sponsored activities in each Target Area.

PHDEP Target Areas (Name of development(s) or site)	Total # of Units within the PHDEP Target Area(s)	Total Population to be Served within the PHDEP Target Area(s)
See attached		

### **F. Duration of Program**

Indicate the duration (number of months funds will be required) of the PHDEP Program proposed under this Plan (place an "x" to indicate the length of program by # of months. For "Other", identify the # of months).

**6 Months** \_\_\_\_\_ **12 Months** \_\_\_\_\_ **18 Months** \_\_\_\_\_ **24 Months** \_\_\_\_\_ **Other** \_\_\_\_\_

## G. PHDEP Program History

Indicate each FY that funding has been received under the PHDEP Program (place an “x” by each applicable Year) and provide amount of funding received. If previously funded programs have not been closed out at the time of this submission, indicate the fund balance and anticipated completion date. For grant extensions received, place “GE” in column or “W” for waivers.

Fiscal Year of Funding	PHDEP Funding Received	Grant #	Fund Balance as of Date of this Submission	Grant Extensions or Waivers	Anticipated Completion Date
FY 1995					
FY 1996	X	NJ39DEP0090196	0	-	12/98
FY 1997	X	NJ39DEP0090197	0	-	12/99
FY1998	X	NJ39DEP0090198	701,500	-	12/00
FY 1999	X	NJ39DEP0090199	754,836	-	12/01

## Section 2: PHDEP Plan Goals and Budget

### A. PHDEP Plan Summary

In the space below, summarize the PHDEP strategy to address the needs of the target population/target area(s). Your summary should briefly identify: the broad goals and objectives, the role of plan partners, and your system or process for monitoring and evaluating PHDEP-funded activities. This summary should not exceed 5-10 sentences.

SEE ATTACHED

### B. PHDEP Budget Summary

Enter the total amount of PHDEP funding allocated to each line item.

FY 2000 PHDEP Budget Summary	
Budget Line Item	Total Funding
9110 - Reimbursement of Law Enforcement	0
9120 - Security Personnel	\$462,257
9130 - Employment of Investigators	0
9140 - Voluntary Tenant Patrol	0
9150 - Physical Improvements	0
9160 - Drug Prevention	\$240,285
9170 - Drug Intervention	\$ 99,280
9180 - Drug Treatment	0
9190 - Other Program Costs	0
<b>TOTAL PHDEP FUNDING</b>	<b>\$801,822</b>

## C. PHDEP Plan Goals and Activities

In the tables below, provide information on the PHDEP strategy summarized above by budget line item. Each goal and objective should be numbered sequentially for each budget line item (where applicable). Use as many rows as necessary to list proposed activities (additional rows may be inserted in the tables). PHAs are not required to provide information in shaded boxes. Information provided must be concise—not to exceed two sentences in any column. Tables for line items in which the PHA has no planned goals or activities may be deleted.

9110 - Reimbursement of Law Enforcement					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount/ Source)	Performance Indicators
1.							
2.							
3.							

9120 - Security Personnel					Total PHDEP Funding: \$ 462,257		
Goal(s)	See Attached						
Objectives	See Attached						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Off-Duty Police			10/00	9/30/02	\$462,257	\$900,000	Crime Statistics and
2.							Surveys
3.							

9130 - Employment of Investigators					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9140 - Voluntary Tenant Patrol					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9150 - Physical Improvements					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9160 - Drug Prevention					Total PHDEP Funding: \$240,285		
Goal(s)	See Attached						
Objectives	See Attached						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. After School/DARE	371	1265	10/00	9/30/02	185,485	\$210,000	Test Scores, Surveys
2. We Care Basketball	115	1052	10/00	9/30/02	54,800	\$64,588	Participation Levels
3.							

9170 - Drug Intervention					Total PHDEP Funding: \$99,280		
Goal(s)	See Attached						
Objectives	See Attached						
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1. Resident Intervention	113	130	10/00	9/30/02	\$99,280	-	Number of families
2.							returning to normal
3.							Tenancy

9180 - Drug Treatment					Total PHDEP Funding: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

9190 - Other Program Costs					Total PHDEP Funds: \$ 0		
Goal(s)							
Objectives							
Proposed Activities	# of Persons Served	Target Population	Start Date	Expected Complete Date	PHEDep Funding	Other Funding (Amount /Source)	Performance Indicators
1.							
2.							
3.							

### **Section 3: Expenditure/Obligation Milestones**

Indicate by Budget Line Item and the Proposed Activity (based on the information contained in Section 2 PHDEP Plan Budget and Goals), the % of funds that will be expended (at least 25% of the total grant award) and obligated (at least 50% of the total grant award) within 12 months of grant execution.

<b>Budget Line Item #</b>	<b>25% Expenditure of Total Grant Funds By Activity #</b>	<b>Total PHDEP Funding Expended (sum of the activities)</b>	<b>50% Obligation of Total Grant Funds by Activity #</b>	<b>Total PHDEP Funding Obligated (sum of the activities)</b>
<i>e.g Budget Line Item # 9120</i>	<i>Activities 1, 3</i>		<i>Activity 2</i>	
9110				
9120	Activity 1	\$115,564	Activity 1	\$231,129
9130				
9140				
9150				
9160	Activity 1,2	\$60,071	Activity 1	\$120,143
9170	Activity 1	\$24,820	Activity 1	\$ 49,640
9180				
9190				
<b>TOTAL</b>		\$ 200,455		\$ 400,912

### **Section 4: Certifications**

A comprehensive certification of compliance with respect to the PHDEP Plan submission is included in the “PHA Certifications of Compliance with the PHA Plan and Related Regulations.”

*Executive Summary for the 2001 Public Housing Drug Elimination  
Program*

The JCHA PHDEP proposed to reduce illegal narcotics crime, fear of crime and related criminal behavior and promote safe residential environments throughout all JCHA public housing developments, targeting 3,375 units. Specific activities include: targeted off-duty and on-duty police coverage, After School Programs, support services for families at risk of eviction due to “One Strike and You’re Out” violations, a comprehensive security initiative at our HOPE VI development, Curries Woods, and a resident self-sufficiency Welfare to Work demonstration. We intend to pursue these objectives in a comprehensive and coordinated strategy in concert with JCHA resident organizations, the City of Jersey City, especially the Jersey City Police Department, and other law enforcement agencies, as well as supporting educational institutions, social service providers and other inter-governmental, public and private sector Partners.

Target Areas

<b>Development</b>	<b>Unit Count</b>
NJ9-1 Lafayette Gardens	480
NJ9-2 Marion Gardens	233
NJ9-3 Booker T. Washington Apts.	222
NJ9-4 Hudson Gardens	224
NJ9-5 Holland Gardens	192
NJ9-6 Montgomery Gardens	450
NJ9-7 Booker T. Washington Annex	80
NJ9-9 A. Harry Moore Apts.	640
NJ9-10 Curries Woods	283
NJ9-11 Berry Gardens	286
NJ9-12 Scattered Sites	20
NJ9-14 Scattered Sites	48
NJ9-15 Berry Gardens III	36
NJ9-18 Berry Gardens IV	35
NJ9-20 Dwight Street Homes	92
NJ9-21 Phase I Townhouses	46
NJ9-27 Phase II Townhouses	20
<b>Total Unit Count</b>	<b>3375</b>
<b>Total Population</b>	<b>7500</b>



*Summary of Programs for the 2001 Public Housing Drug Elimination Program*

The JCHA PHDEP proposed to reduce illegal narcotics crime, fear of crime and related criminal behavior and promote safe residential environments throughout all JCHA public housing developments, targeting 3,375 units. Specific activities include: targeted off-duty and on-duty police coverage, After School Programs, support services for families at risk of eviction due to “One Strike and You’re Out” violations, a comprehensive security initiative at our HOPE VI development, Curries Woods, and a resident self-sufficiency Welfare to Work demonstration. We intend to pursue these objectives in a comprehensive and coordinated strategy in concert with JCHA resident organizations, the City of Jersey City, especially the Jersey City Police Department, and other law enforcement agencies, as well as supporting educational institutions, social service providers and other inter-governmental, public and private sector Partners. The JCHA devised a detailed evaluation gameplan for all six PHDEP Activities, including quantitative and qualitative measures, which will not only measure performance toward goal achievement, but also test the causal relationship between results and the PHDEP intervention.

*PHDEP 2001 Goals and Objectives*

*Budget Line 9120 – Security Personnel*

**Goal:**

The Off-Duty Police component strives to demonstrate a positive change in resident perception of police, safety, and crime; show Part I crime levels are no greater than City averages, and a reduction overall number of crimes.

**Objectives:**

- Maintain level of Part I Crimes at 25% below the city
- Reduce crimes against persons to 25% above the city
- Maintain crimes against property at 25% below the city
- Improve resident perception of police coverage/crime to 45% of the residents feeling there was an improvement from the previous year.

*Budget Line 9160 – Drug Prevention*

**Goal:**

The After School Program goals are to show that 80% of the children being tutored progress through Pre-Post Tests, Achieve a Satisfactory Homework Grade for 80%-show they feel free from fear and harm-show that conflicts are settled peacefully-show they HAVE FUN and like themselves, each other and the Program. “WE CARE” goals is to operate men’s basketball leagues and summer youth clinics at all JCHA family developments, administered by JCPD to promote community and police relations.

**Objectives:**

- Demonstrate a 5% decrease in participant perception of fear, harm and drugs in their community
- Increase the percentage of tutored children showing progress to 65%
- Increase the percentage of children achieving satisfactory homework grades to 65%
- Demonstrate a positive change in resident perception of the program and of police officers

*Budget Line 9170 – Drug Intervention*

**Goal:**

A Social Service Liaison makes contact with families having problems related to drug activity, makes referrals to the appropriate Social Service Agencies, maintains communication with families and follow-up cases, recruits for parenting programs, maintains case files, reports results, reduces the percentage of families evicted for nonpayment of rent and return them to normal tenancy.

**Objectives:**

- Assist families in jeopardy of eviction due to drug-related activities
- Return 30% of cases to normal tenancy
- Demonstrate a positive change in resident/police relations by showing 45% of residents feeling there is an improvement

*Carol Tyler, Site Manager of Curries Woods stated that she wasn't there when all of the high-rises were there, but now she is there during this time of construction and revitalization when the residents are beginning to realize, "yes, change is going to happen and this is going to be for us, we don't have to move, we're here and it's a good thing". She stated that we still have the two high-rises and added that those residents are very patient, they are very excited and can't wait and that it is also very interesting for her to manage both the high-rises and the townhouses. She continued that the difference (between occupancy in the highrise and the townhouses) is that the residents take more responsibility.*

*Willamae Tucker, resident of Curries Woods (and former President of the Curries Woods Tenant Task Force) stated that as a resident she can truly say we are so thankful for the opportunity to walk out of our townhouse and decorate our front yards as it is now the "Season to be Jolly".*

*Mr. Rigby commented on the "future" HOPE VI sites– A. Harry Moore and Lafayette Gardens, summarizing the demolition activities at A. Harry Moore Apartments and the planning process taking place at Lafayette Gardens. Mr. Rigby asked for Greg Mainor's input regarding Lafayette Gardens.*

*Mr. Mainor, Acting Manager at Lafayette Gardens stated that what he is happy about is that the Housing Authority asked him to be a part of an exciting new project. The new townhouses being planned at Lafayette Gardens, even if all aren't owned by residents, will still be "our homes". Residents (at Lafayette Gardens) understand and accept the fact that things will no longer be the same; and that he is truly happy about what is going on and that he thinks it is going to be a great thing for the broader Lafayette Community.*

*Commissioner Carson wished everyone a "Happy Holidays Season". She stated that last week the Lafayette Gardens community held their first HOPE VI Meeting and will be holding another one tomorrow night and that the turnout was tremendous, - wall to wall people came out to see what was going on. She stated that the most important part was that they*

*had a chance to take part in the design of their own apartments. Commissioner Carson said that some people were saying why make changes at Lafayette Garden? But she likes the idea of Lafayette Gardens as the next Hope VI because of the potential of the surrounding area, the Light Rail, day center, etc. "We all have to move into the 21<sup>st</sup> Century." She said that Lafayette Gardens was the first Housing Authority site built in Jersey City, and she doesn't know if it will be completed in her lifetime, but if not, it will be here for the "law-abiding" residents, and not for the "drug dealers".*

*Mr. Rigby thanked Sandra Robertson, Director of Management for running a number of the Resident Advisory Board meetings, and asked her to present some key management and operational issues that were discussed with the RAB throughout this planning process. Ms Robertson summarized key elements of the second Goal, which is to "Dramatically Improve Existing Site Conditions".*

*Ms Robertson asked Greg Mainor, to explain what were some of the concerns for residents at Marion Gardens related to improving site conditions.*

*Mr. Mainor said that loitering, hanging out, non-residents coming in to purchase drugs and things of that nature were key resident concerns, adding that everyone has a right to live in a decent, safe environment and that those problems impede on that.*

*Catherine Todd, Chairwoman, Montgomery Gardens' RMC, agreed with Greg Mainor regarding the safety issues - the hanging out in the hallways, the stairwell, going up to the tenth floor and going from one building to the next building and the fact that it is not always the residents, it outsiders too. She said we have to find some way to change the situation that there has been some improvement, but the problem is still there.*

*Mr. Rigby proceeded to discuss the next Goal – "Promoting Resident Responsibility", and Ms. Robertson summarized some of the key objectives*

*and then asked for a response from RAB Representatives regarding Parental Responsibility and what could be done to improve such.*

*Ms Antoinette Hill, Lafayette Gardens expressed the need for parents to more carefully supervise their children when outside and to participate in recreation activities to provide safer alternatives for the children. Parents should insure the safety of their children and be more involved in what is going on in the community for the children's sake.*

*Ms. Robertson asked for a few brief comments from Ms Jones re: "One Strike Policy" that was discussed at the RAB as far as what the JCHA and the residents should be doing in promoting the "One Strike Policy".*

*Ethel Jones, President, Booker T. Washington's RMC, stated that in her opinion the "One Strike Policy" includes informing everyone at the sites that if you get caught with the drugs it really is "One Strike and You're Out". Ms. Jones supported the Housing Authority's strong stand on the drug issue.*

*Ms Robertson reiterated that, at the RAB meeting, the consensus during the discussions regarding promoting "Residents Responsibility" was that the residents said that they wanted the JCHA to continue to enforce the rules more stringently and to "pick up the pace". The RAB Board said the Resident Organizations will work toward communicating better with the communities at large through various methods so that the message gets out to everyone.*

*Kimberly Ross, resident of Marion Gardens, said that since she has been coming to the RAB meetings, it has helped a lot to understand what is happening at all of the sites and that she is looking forward to coming to the meetings in the new year.*

*Loretta Mosby, President of Curries Woods Tenant Task Force, reiterated what Kimberly said; since she has been coming to the RAB meetings it has been fantastic, this is what she feels is needed for all of the residents to*

*come together and put their minds together and that the meetings have been great and she looks forward to coming next year also.*

*Mr. Rigby responded that we will certainly continue to meet together and continue the exchange of information and discuss important issues.*

*Catherine Todd, Chairwoman of TAB and Chairwoman of Montgomery Gardens RMC, agreed that she also thinks that the RAB sessions were great and although some of us may have been on this battlefield a long time, there is room for improvement for all of us. She stated that the key now is implementing what has been learned and taking information back to the residents. As an example, she said that last Monday evening an exercise was done at the site (Montgomery Gardens) and 92 people showed up for the meeting and that she reminded everyone there that in March, HUD will be back for (PHAS) inspections. She noted that more workshops are needed to get the message out to residents that it's not about just the resident leaders, it's about the children who live in public housing and their families and looking forward to 2001 and making public housing a better place to live.*

*Mr. Rigby commented to Ms. Todd that her statement was like a closing, but was well said and true. He said that Montgomery and Booker T. Washington RAB representatives took the exercises that were done at the RAB Board meetings to the sites, allowing the residents and the communities to do exactly the same things that were done at the RAB Board meetings, and commended these leaders for such initiative.*

*Mr. Rigby introduced Grace Malley, Director Special Programs and Planning, who then summarized the next goal— "Promoting Resident Self-Sufficiency", including "welfare to work goals at Curries Woods", trade apprenticeships, Section 3 and private sector job opportunity initiatives.*

*Ms Malley introduced Debra Reid-Davis and asked her to comment on the JCHA's Section-3 Program.*

*Debra Reid-Davis, Resident of Curries Woods, and Section 3/Trade Apprenticeship Program Coordinator, referenced the newsletter that was previously distributed regarding the Apprenticeship and Section 3 Programs at the JCHA. She stated that currently on file there are at least 130 applications from all of the housing sites, representing residents who are interested in pursuing construction job leads. She said that the Newsletter is one avenue of trying to get information out about the Apprenticeship Program and employment opportunity for residents through the Section 3 employment. Ms. Reid advised that residents should be aware that they have to be residents in good standing to participate in the Section 3 and/or Apprenticeship Programs.*

*Ms. Reid gave as examples of the success of the programs, two residents at Curries Woods who were in the Apprenticeship Program, who, after graduating from the program, then worked for the private contractor at the site as painters. This kind of "success story", Ms Reid said, has a very positive affect at the site and was a strong incentive for other residents.*

*Mr. Rigby asked for a round of applause for that accomplishment and then announced that the JCHA won this year's "Best Practice" award for the Section 3 Local Hiring Program. Mr. Rigby thanked Joseph Scott and Debra Reid-Davis, and on behalf of NAHRO and the JCHA presented them with the award.*

*Grace Malley continued with the Self Sufficiency portion of the presentation and asked Lil Howard, Manager of Montgomery Gardens, for her comments since she has been encouraging resident self sufficiency for many years. Ms Howard reflected that self sufficiency efforts are very important and that now, more than ever before, it is important for residents who are on public assistance to find decent jobs and that our public housing communities encourage working families.*

*Joe Scott, Director of Special Rehabilitation Projects, gave a brief overview of the "senior" goal – "Improve and Expand Senior Citizen Affordable Housing Opportunities – Especially for Continued Independent Living. Mr. Scott summarized some of the plans for developing new*

*housing communities, bringing services to the existing senior sites and for physical improvements, especially security-related improvements. Mr. Scott explained that he had recently met with a representative group of the Berry Gardens community to discuss a variety of issues, with a focus on security topics. Mr. Scott called upon senior representatives for additional comments.*

*Frank Drousch, from Berry Gardens, enthusiastically explained some of the proposed safety and security items proposed and commented that he was particularly impressed with a keyless entry system that has been discussed, and explained how it would force the issue of residents being responsible for their visitors, family and guests' behavior in the buildings.*

*David Porter, also from Berry Gardens, expressed that he also was very positive about the keyless entry system that he felt it would certainly help to maximize the safety and security of the senior residents. Mr. Porter further added that the meetings were very helpful, and that he appreciated the opportunity to come together as "one big happy JCHA family". He took the opportunity to invite everyone present to attend to Berry Gardens Tree Lighting Ceremony the next day at 5:00 p.m.*

*Mr. Rigby then commented on "Achieving Greater Financial Stability", the next goal which captures the JCHA's intent to achieving greater financial independence from federal sources of funding, reducing the rate of public housing operating expense increases and maximizing operating revenues. Mr. Rigby related the importance of the new rent policies and this goal and emphasized that residents do play an important role in achieving the objectives of this goal.*

*The next goal was presented by Maria Maio, Deputy Executive Director: Development and Assisted Housing, who summarized the objectives of the JCHA's intent to "Maximize Participant and Neighborhood Results of the Rental Assistance Programs". Ms. Maio touched on the key points involved with achieving program mandates, "good neighbor" initiatives, mainstream programs for persons with disabilities, self-sufficiency initiative preferences and program integrity.*



*Mr. Rigby concluded that the final goal – “Ensuring Civil Rights and Fair Housing Opportunities” related to each of the other goals, in that all of the activities, programs, policies and initiatives must be, and will be implemented with full appreciation for these civil rights and fair housing objectives.*

*Mr. Rigby concluded this portion of the Agency Plan presentation by asking residents for their comments regarding their feelings about the planning process and the RAB meetings.*

*Mike Esposito, Chairperson, Hudson Gardens Resident Council, said that the RAB meetings have been very “informative” and that he was particularly grateful that the issues of safety and security were addressed since that is a primary concern of the residents at his site.*

*Willamenia Tilly, of A. Harry Moore Apartments, commented that the meetings were very interesting and what was important about such meetings was that it gave her and other resident leaders a chance to “hear things first hand”.*

*Sylvia Fluellen from Holland Gardens expressed that she was happy to be able to take what she learned at the RAB Meetings back to the rest of the residents of her site.*

*Mr. Rigby thanked the residents for the supportive comments and reiterated that the discussions and information needed to “get out to the sites” so that all residents become informed of the new directions of the JCHA so that residents can participate and support the new policies, rules, standards and programs.*

*At the conclusion of the presentation of the Agency Plan, Mr. Rigby read a letter of congratulations from Mayor Bret Schundler, Commissioner, who could not attend the meeting. In the letter, Mayor Schundler commended the residents for their involvement in the planning process and recognized the importance of such involvement. Mr. Rigby then introduced Sheila*

*Mosby, Chairperson, to present Certificates of Appreciation for each Resident Advisory Board participant, along with a token gift. Mr. Rigby first presented Ms. Mosby with a Certificate for her and for Irene Carson and Della Womack, residents and Commissioners. Ms. Mosby then read the names of each RAB Representative and each person was given the certificate and gift.*

**ITEM #2: RESOLUTION AUTHORIZING THE INTRODUCTION OF THE JCHA'S FIVE YEAR AND ANNUAL AGENCY PLAN FOR ITS PUBLIC AND RENTAL ASSISTANCE HOUSING PROGRAMS, PURSUANT TO REQUIREMENTS OF THE QUALITY HOUSING AND WORK RESPONSIBILITY ACT OF 1998.**

**ACTION: APPROVED.**

*The Secretary introduced the Resolution authorizing impletation of the JCHA's five Year and Annual Agency Plan as reviewed in the Public Hearing.*

*There being no discussion, questions or comments, a motion was made by Commissioner Williams and seconded by Commissioner Carson to approve the Resolution as submitted. On Roll Call Vote, Commissioners Carson, Equipado and Williams, ViceChairman Macchi and Chairwoman Mosby voted, "Aye".*

**Jersey City Housing Authority**

# **Strategic Goals 2000**

**“Building a Partnership with Communities”**

## Mission Statement

The Mission of the Jersey City Housing Authority is to create, offer and provide qualified lower income families and senior citizens the best opportunities for affordable, sound, and attractive safe housing and communities. These opportunities will significantly contribute to families achieving and sustaining economic self-sufficiency and to senior citizens and persons with disabilities sustaining independent living.

*In achieving our Mission, the JCHA is committed to:*

Public service which reflects the highest standards of personal integrity, professional performance, public accountability and a “Do what is necessary to get the job done” approach to our work;

Promoting reciprocal responsibility on the part of the residents of JCHA public housing, mixed-income and affordable housing developments and rental assistance program participants;

Growing partnerships with site resident and neighborhood organizations, local and state governments, private sector developers and property owners and supportive service providers;

Making substantial contributions towards creating and sustaining urban communities which offer all citizens growing opportunities for creating better lives on common ground with more than a bit of human dignity, and

Doing the above in the full spirit of all civil rights and non-discrimination laws and of affirmatively furthering fair housing opportunities.

## **Primary Goals**

- I. Transform Distressed “Projects” and Build New Communities with Economic Diversity and Homeownership Opportunities
- II. Dramatically Improve Existing Site Conditions
- III. Promote and Enforce Resident Responsibility
- IV. Promote and Support Resident Self-Sufficiency
- V. Improve and Expand Senior Citizen Housing Opportunities, Especially for Continued Independent Living
- VI. Maximize Participant & Neighborhood Results of Rental Assistance Programs
- VII. Achieve Greater Financial Stability
- VIII. Ensure Civil Rights & Fair Housing Opportunities

## **I. Transform Distressed “Projects” and Build New Communities ...**

### Dramatic Physical and Social Revitalization of Curries Woods (HOPE VI):

Radically transform the dangerous, obsolete, severely distressed, and poverty concentrated Curries Woods high rise public housing project. Create a new, safe, lower density, working community on site, with much greater economic diversity, reflective of sound, stable private sector neighborhoods throughout Jersey City. Do so through HUD’s HOPE VI Program, including:

#### Complete Physical Redesign:

Reduce on-site density from 712 units to 300 units; demolish six of the seven exiting high rise buildings; build 200 new, well designed, durable townhouses on site, with individual front and back yards; redesign and convert one high rise for occupancy by senior citizens and persons with disabilities; completely redesign site grounds, minimizing “public” (uncontrollable) space and maximizing private space, and engender resident control and accountability, as well as cost effective management. Implement the transformation in five stages to minimize offsite displacement and to ensure that residents in good standing are the direct beneficiaries of the revitalization enterprise.

#### Unequivocal Demographic Transformation:

Decrease high concentrations of welfare-dependant families and create a mixed income population with much greater income diversity, including a clear majority of employed families. Do so, not by displacement of residents in good standing, but rather by providing intensive one-on-one case management, supporting resident self-sufficiency efforts, creating linkages to not-for-profit and private sector education, job training, employment and career opportunities. Include on-site pre-school day care, pre-K classes and after school programs. Enforce management and security policies which reflect high standards for physical conditions and require reciprocal resident responsibility.



## **I. ... Build New Communities with Economic Diversity ...**

### Build A New Mixed Income Community- a HOPE VI Community of Opportunity

Build Lafayette Village, comprised of 124 new, attractive, affordable townhouses designed to foster high standards of conditions, reciprocal resident responsibility, site safety and cost efficiencies. This HOPE VI Community is located across the street from the JCHA's Lafayette Gardens public housing development (HOPE VI 2001 site), within the City's Lafayette Park Redevelopment Area, adjacent to the City's Morris Canal Redevelopment Area and six blocks from Jersey City's "Wall Street West" waterfront.

Ensure mixed income character inclusive of lower income, moderate income and market rate income families, with rents ranging from 30% of income through market rents up to \$1,000/month. Admissions preference will be given to lower income families who have gained employment or have taken clear affirmative steps toward sustainable economic self sufficiency. The townhouses occupied by market, moderate and lower income residents will be interspersed and indistinguishable.

Develop Lafayette Village with a private sector development partner, McCormack, Baron & Assoc., (St. Louis, MO.) and with the essential redevelopment and financial support of the City of Jersey City. Secure grants and financing from multiple sources, especially using federal HOPE VI funds to leverage New Jersey State allocation of federal tax credits and tax exempt State bonds (NJHMFA) and affordable housing grants (NJDCA).

Create a model for affordable housing in which residents are not isolated from, but are an integral part of the broader community and positively contribute to neighborhood redevelopment, reinvestment, stability and growth.

## **I. ... Build New (HOPE VI) Communities with Homeownership Opportunities ...**

Build New Affordable (HOPE VI) Housing, Enhance Neighborhood Redevelopment and Reinvestment and Transition into First Time Homeownership.

Build Dwight Street Homes, approximately 140 new, affordable, attractive townhouses, with private front and back yards, reflective of and exceeding housing quality standards of the existing, predominantly homeowner occupied neighborhood. Initial development will be through the public housing program, with initial occupancy by lower income renters, some of whom wish to become and are financially capable of becoming first time homeowners, i.e., with current incomes of between 65% - 80% of area median income.

Demonstrate that the new, quality public housing and carefully screened, new public housing residents are an integral part of the Dwight Street neighborhood, reflect unequivocal neighborhood improvement, promote neighborhood reinvestment and additional redevelopment and overall positive spillover effects.

Transition qualified initial renters into first time homeownership opportunities through homeownership counseling, affordable sales pricing, lower down payments and interest rates, obtained through leveraged State homeownership program opportunities.

Build upon the experience gained in Dwight Street Homes and in partnership with private developers, the City and State to create additional, equivalent homeownership opportunities in other Jersey City neighborhoods, through new HOPE VI Revitalization Plans.

## **I. ...Transform Distressed “Projects” and Build New Communities**

### **Develop New (HOPE VI) Revitalization Plans**

The A. Harry Moore Apartments and Lafayette Gardens public housing developments (662 and 492 dwelling units) are the JCHA's next largest and most distressed sites in need of comprehensive revitalization, primarily through HUD's HOPE VI Program. Develop comprehensive HOPE VI revitalization plans for both developments in partnership with site resident organizations, adjacent neighborhood organizations, the City of Jersey City, private sector master planners, technical assistants and development partners, as well as not-for-profit support service providers.

Undertake pre-HOPE VI Plan actions ASAP; i.e., at Lafayette Gardens - procuring and retaining a private sector master planner and development partner team to work with all key players to develop a comprehensive revitalization plan and grant application; at A. Harry Moore - to gain HUD demolition approval and to begin high rise building demolition and site density reduction; and to continue to explore off-site redevelopment options.

Submit **successful HOPE VI Program grant applications** to HUD, for Lafayette Gardens in 2001 and for A. Harry Moore in 2002; including: density reduction, poverty deconcentration, resident self-sufficiency initiatives, housing choice voucher options, on-site demolition, rehabilitation, lower density new construction, off-site new construction, mixed income/mixed finance development, homeownership opportunities, neighborhood compatibility and reciprocity, as well as substantial leveraging of local, State and private sector resources with federal grant funding.

## **II. Dramatically Improve Existing Site Conditions**

Dramatically improve the physical conditions of existing JCHA developments to meet new and higher standards which reflect good quality, attractive, market rate housing and working neighborhoods in Jersey City.

### **Resident and Site Safety**

Take regular, affirmative actions to ensure that all site safety systems are in good working order at all times, especially fire safety, (e.g., apartment and townhouse smoke alarms). Ensure that apartment, townhouse and site conditions offer a safe environment for residents, visitors and staff.

### **Apartment and Townhouse Conditions**

Ensure that all JCHA apartments and townhouses are in good, clean and safe condition. Ensure that the JCHA's new and better standards are applied and enforced equally for all apartments and townhouses. Do so through a new and intensified semi-annual (and as needed) inspection and repair completion system which emphasizes: market housing condition standards (vs. "the projects"), preventative maintenance (vs. chasing resident complaints), and resident responsibility for good housekeeping.

### **Operating Systems**

Ensure that mechanical, structural and fire safety systems at each development are in good working order and in compliance with all applicable building codes and standards.

### **Site Appearance**

Dramatically improve the overall external appearance and cleanliness of each JCHA development, including site entryways and grounds, building exteriors and common areas. Within physical and financial limits, strive to reflect good quality, attractive, market rate housing and working neighborhoods in Jersey City. Conversely, ensure that JCHA developments do not reflect the negative stereotype of "the projects". We can and must do much better!

### **III. Promote and Enforce Resident Responsibility**

Promote, support and enforce clear, fair and higher standards of resident responsibility to dramatically improve the physical and social conditions of JCHA public and affordable housing communities.

#### **New “Social Contract” and Growing Resident Organization Partnerships**

Develop and support a new, working “Social Contract” between the JCHA and site residents which clearly establishes and enforces better conditions, performance standards and mutual expectations of the JCHA and site residents. Emphasize building upon and “growing” the working partnerships between the JCHA and site resident organizations and between site resident organizations and all site residents. Emphasize cooperative and consistent efforts by everyone!

#### **Good Neighbors Lease Enforcement**

Rigorously enforce residential lease requirements which ensure that the actions of family members and guests respect the rights of other residents to live in a safe and peaceful environment. Clearly communicate, gain broad understanding of and vigorously enforce federal and State “One Strike and You’re Out” principles, policies and lease provisions.

#### **Program Integrity and Fairness**

Consistently and fairly enforce all Residential Lease provisions. Rigorously enforce rules which limit occupancy to only authorized household members, require accurate income reporting and timely rent payments. Promote rules which support resident self-sufficiency efforts, while reducing resident and JCHA dependence upon federal subsidies.

## **IV. Promote and Support Resident Self-Sufficiency**

Increase the proportion of working families throughout public housing communities. Do so by promoting and supporting residents' efforts to gain, sustain and improve employment.

### Curries Woods "Welfare to Work"

Achieve the demographic transformation planned under the Curries Woods HOPE VI Revitalization Plan. Specifically, increase the number of existing site families who gain, sustain and improve their employment status and decrease the proportion of families who are assisted under Temporary Aid to Needy Families (TANF).

### Section 3 and Trade Apprenticeships

Meeting the JCHA's local hiring and resident employment goals (in accordance with Section 3 of the Housing Act), including Trade Apprenticeships, for all revitalization, new construction and capital improvement work throughout the JCHA. For the residents who perform well, coordinate the effort so as to substantially exceed the typical short-term nature of "Section 3" employment opportunities, including transition into full-time employment.

### JCHA-wide Employment Initiatives

Begin to replicate successful employment initiatives generated by the HOPE VI Revitalization Program at Curries Woods, including providing qualified residents with opportunities for JCHA employment and advancement and for private sector employment referrals, at other JCHA public and assisted housing communities, especially at future HOPE VI revitalization sites.

## **V. Improve and Expand Senior Citizen Affordable Housing Opportunities , Especially for Continued Independent Living**

Enhance the quality of affordable housing opportunities for continued independent living and related supportive services for the growing JCHA senior citizen resident population.

### **Needs and Resources Assessment**

Increase, improve and expand JCHA knowledge of elderly residents' housing situations and supportive service needs, and of the availability, accessibility and quality of elderly services provided through public and notfor-profit entities in the community.

### **Supportive Services and Linkages**

Increase, improve and expand access to "assisted living" service providers who offer housekeeping, nutrition and medical services at senior housing sites. Strengthen linkages to supportive services available in the community for elderly residents at all public housing communities.

### **Revitalize Existing and Build New Elderly Developments**

Pursue comprehensive physical upgrading of existing elderly housing, including gaining federal designation as "elderly only" developments, accommodating persons with disabilities and ensuring resident security and safety. Build new development(s) with private sector partners, especially related to "HOPE VI" Programs; include assisted living services and mixedfinance funding.

### **Enhance Resident-to-Resident and Family Communications**

Create, promote and support many diverse opportunities for our seniors to interact with each other, their own families and non-elderly neighbors interested in providing assistance, informal learning exchanges and simple companionship. Do so through informal social settings, formal programs, and special events.

## **VI. Maximize Participant and Neighborhood Results of Rental Assistance Programs**

Provide eligible and responsible families and senior citizens with Rental Assistance (Section 8 Certificates and Vouchers) to gain safe and standard privately-owned housing to the fullest extent feasible, and ensure that the rental assistance positively contributes to the stability of the neighborhoods into which Program recipients move.

### **Achieve Program Mandates**

Substantially improve the housing opportunities and physical and economic circumstances for eligible lower income families and senior citizens through effectively providing rental assistance within the rules and regulations of the Rental Assistance Programs and of the JCHA Administrative Plan.

### **Good Neighbor Initiative**

Ensure that the rental assistance provided not only improves the housing conditions of lower income families and senior citizens, but also positively contributes to the stability of the neighborhoods into which Section 8 Rental Assistance Program recipients move.

### **Mainstream Program for Persons with Disabilities**

Expand housing assistance opportunities and counseling for persons with disabilities to increase successful leasing of appropriate privatelyowned housing by persons with disabilities, especially for persons requiring wheelchair accessible apartments.

### **Self-Sufficiency Initiative Preferences**

Ensure that preferences and related support is given to families who are working toward self-sufficiency through employment, training and/or education initiatives and to seniors and persons with disabilities.

### **Program Integrity**

Ensure that internal controls for program integrity minimize the opportunity for fraud and incidents of fraud and abuse. Do so to ensure that only eligible and responsible applicants, participants and owners receive the benefits of the Rental Assistance Program.





## **VII. Achieve Greater Financial Stability**

Improve financial stability and prospects by reducing operating expense increases, increasing non-federal revenue, thereby reducing dependence upon (declining) federal assistance. Do so while maintaining current service levels and pursuing Strategic Goals.

### **Reduce Public Housing Operating Expenses**

Reduce the rate of expense increase, (while not reducing housing service levels). For non-utility expenses, hold the rate of increase to just below the HUD annual inflation factor. For utilities expenses, ensure that energy consumption (adjusted for degree days) is reduced by 2%/year and is proportional to overall unit demolitions and new construction and that utility expenses deriving from air conditioners and other tenant-provided appliances are offset by charging and enforcing reasonable user fees.

### **Maximize Operating (especially non-federal) Revenues**

Ensure that all existing sources of operating revenues, e.g., resident rents, interest income, third party rentals and operating subsidies are maximized, especially taking into account HUD's new Operating Fund rules. Pursue new sources of operating revenues and special grants, especially opportunities for non-federal fund leveraging, e.g., State of New Jersey, private sector partnership-investments and innovative financing opportunities. Take appropriate actions to prevent and pursue income reporting fraud.

### **Asset Management Resource Allocation**

Ensure JCHA limited resources (financial and human) are allocated toward people, places and programs through which the JCHA Mission and Strategic Goals can and will be most effectively accomplished. Invest in and for Goal achievement.

## **VIII. Ensure Civil Rights & Fair Housing Opportunities**

The JCHA shall: carry out all strategic goals and objectives in conformance with all applicable civil rights requirements; affirmatively ensure equal opportunity to all JCHA housing and related programs; and affirmatively further fair housing to encourage diversity and promote broad and fair housing choices and opportunities.

### **Civil Rights Certification**

The JCHA duly certifies that we have planned and shall implement all strategic goals and objectives in conformance with all applicable civil rights, non-discrimination and fair housing executive orders, statutes, rules and regulations of federal and New Jersey State governments and with local government ordinances.

### **Equal Opportunity and Fair Housing Certification**

The JCHA further certifies that we have planned and shall implement all strategic goals and objectives, in a fashion which: promotes fair and broad housing choices and opportunities; encourages all forms of diversity; pursues program outreach to special needs groups (e.g., persons with disabilities, the elderly, and underrepresented groups or persons); ensures physical accessibility, modifications, adaptability and visitability to the greatest extent possible; contributes to the deconcentration of poverty and communicates to the community the benefits of affirmatively furthering fair housing and all forms of diversity. Related actions include site selection, design, construction, rehabilitation, marketing, unit assignment, management and resident self sufficiency initiatives throughout all JCHA programs.

## **Supportive Goals**

JCHA Primary Goals must be supported by key internal organizational directions and actions. These directions and actions are presented as the JCHA's Supportive Goals. These Goals are not intended to be allinclusive, but rather to focus JCHA actions on those organizational areas which require particular attention.

### **IX. Augment Staff Training and Development**

Enhance the current skill level, abilities and job performance of JCHA employees. Do so by increasing and improving staff training opportunities, expanding the use of existing staff to provide peer training, and implementing longer-term approaches to increase staff flexibility and productivity.

### **X. Enhance Management Information Systems**

Substantially upgrade and expand the JCHA's Management Information Systems so as to more effectively and efficiently gather, access, share, analyze, and use available data in order to better achieve JCHA Strategic Goals

### **XI. Broaden and Foster Agency Communications**

Increase and improve communications throughout the JCHA at all organizational levels and with site residents. Do so by promoting "team building" approaches to setting expectations, resources allocation, problem solving and performance evaluation.